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LEGAL LISTINGS

COURT NOTICES

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: SESSIONS OF THE SUPREME COURT OF PENNSYLVANIA FOR THE YEAR 2027: No. 645 Judicial Administration Docket

ORDER

PER CURIAM:

AND NOW, this 29th day of October, 2025, it is ordered that the argument/administrative sessions of the Supreme Court of Pennsylvania shall be held in the year 2027 as follows:

Philadelphia (Administrative Session)	February 2
Philadelphia	March 8 through March 12
Harrisburg (Administrative Session)	March 23
Pittsburgh	April 12 through April 16
Harrisburg	May 17 through May 21
Pittsburgh (Administrative Session)	June 8
Philadelphia	September 13 through September 17
Pittsburgh	October 18 through October 22
Harrisburg	November 29 through December 3

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: PROMULGATION OF CONSUMER PRICE INDEX PURSUANT TO 42 Pa.C.S. §§ 1725.1(f) and 3571(c)(4) AND FINANCIAL REGULATIONS, 204 Pa. Code §§ 29.401-403: No. 644 Judicial Administration Docket

ORDER

PER CURIAM

AND NOW, this 1st day of October, 2025, IT IS ORDERED pursuant to Article V, Section 10(c) of the Constitution of Pennsylvania and Sections 1721 and 3502(a) of the Judicial Code, 42 Pa.C.S. §§ 1721, 3502(a), that the Court Administrator of Pennsylvania is authorized to obtain and publish in the *Pennsylvania Bulletin* the percentage increase in the Consumer Price Index for calendar year 2024 as required by Act 54 of 2024, 42 Pa.C.S. §§ 1725.1(f) and 3571(c)(4) (as amended) and to revise the Financial Regulations, 204 Pa. Code §§ 29.401-403, as provided in those statutory escalation provisions.

To the extent notice of proposed rulemaking may be required by Rule of Judicial Administration 103, the immediate promulgation of the regulations is hereby found to be in the interests of efficient administration.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: PROMULGATION OF FINANCIAL REGULATIONS: PURSUANT TO ACT 45 OF 2025: NO. 647 JUDICIAL ADMINISTRATION DOCKET

ORDER

PER CURIAM

AND NOW, this 10th day of December, 2025, it is Ordered, pursuant to Article V, Section 10(c) of the Constitution of Pennsylvania and 42 Pa.C.S. § 3502(a), that the attached amendments to the Financial Regulations are hereby adopted.

To the extent that notice of proposed rulemaking may be required by Pa.R.J.A. 103(a), the immediate promulgation of the regulations is hereby found to be in the interests of efficient administration. See Pa.R.J.A. 103(a)(3).

This Order is to be processed in accordance with Pa.R.J.A. 103(b), and the amendments shall be effective immediately.

Additions are shown in bold and are underlined.
Deletions are shown in bold and are bracketed.

PROMULGATION OF FINANCIAL REGULATIONS PURSUANT TO ACT 45 OF 2025

204 Pa. Code Ch. 29, Subch. I (Budget and Finance) § 29.351. Definitions.

(a) *Pennsylvania Supreme, Superior and Commonwealth Courts. Initial Filing.*

Except for the provisions of subsection (g)(1) below, for purposes of 42 Pa.C.S. § § 3733(a.1) and 3733.1 and section 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed on all items enumerated in the fee schedules of the Appellate Courts for which a filing and service fee is collected, excluding the following:

- i. Second and Subsequent Filings for Extension of Time.
- ii. Reargument/Reconsideration.
- iii. Services in Connection with Appeals to or Writs of Certiorari from the United States Supreme Court.
- iv. Miscellaneous Fees.
- v. Subpoenas.

(b) *Court of Common Pleas. Prothonotary. Civil Actions and Legal Proceedings.*

1. Except for the provisions of subsection (g)(1) below, for purposes of 42 Pa.C.S. § § 3733(a.1) and 3733.1 and section 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed on a civil action or legal proceeding in a Court of Common Pleas whenever it is initiated upon the filing of the first legal paper therein of record with the prothonotary. The first legal paper may be any of the following:

- i. Praecipe for a Writ of Summons.
- ii. Complaint.
- iii. Deleted.
- iv. Petition.
- v. Notice of Appeal from a court of limited jurisdiction.
- vi. Petition or grant of any other legal paper commencing an action or proceeding authorized by Act of Assembly or rule of court.

2. For purposes of these regulations, the initiation of a civil action or legal proceeding shall include, but is not limited to:

- i. Actions governed by or authorized under the Pennsylvania Rules of Civil Procedure, such as Civil Action Ejectment, Equity, Ground Rent, Mandamus, Mortgage Foreclosure, Partition of Real Property, Quiet Title, Quo Warranto, Replevin, and the Prevention of Waste.
- ii. Actions pertaining to Dependency, Annulments, Divorce, Custody, Partial Custody, Alimony Pendente Lite, Support, and Paternity. With respect to Divorce actions, a separate statutory fee shall be imposed for each count in the complaint in addition to the count requesting divorce.
- iii. Statutory actions such as Confirmation of Arbitration Awards, Confirmation of Confessed Judgment, Declaratory Judgment, Opening or Striking Off a Judgment, Eminent Domain, Habeas Corpus, Proceedings on Liens (other than revival), Name Changes, Partition of Property Held by Husband and Wife as Tenants By the Entireties, Tax Sales of Real Property.

Court Notices continues on 10

I N S I D E

Common Pleas Court:	9 Orphans' Court
4 Civil Listings	14 Public Notices
5 Criminal Listings	9 U.S. Bankruptcy Court
5 Family Court	9 U.S. Court of Appeals
4 Mass Tort Asbestos	9 U.S. District Courts
8 Municipal Court	2 Trial List

DISTRICT COURT

NOTICE

1. Counsel shall promptly notify the deputy clerk to each judge before whom he/she has a case listed upon becoming attached for trial in another court. To be accorded recognition, a busy slip, using the designated form, MUST be filed in Room 2609 before 1 p.m. on the day after counsel becomes attached.
2. Cases in the trial pools do not necessarily appear in the order in which they will be called. Counsel should therefore be ready to begin trial upon receiving telephone call notice, subject to the following:
(a) Counsel whose cases are in the pools will be given 48 hours' notice, if feasible, but not less than 24 hours notice to ready for trial with witnesses.
(b) It is counsel's responsibility to check with each judge's deputy clerk on the status and movement of criminal and civil cases in that judge's pool.
(c) Counsel will not be required to commence trial less than 24 hours after completing trial of another case.

W. BEETLESTONE
Chief Judge

BEETLESTONE, CH. J.
Courtroom 10A
Courtroom Deputy: Mike Beck
Phone: (267) 299-7459

MONDAY, FEBRUARY 23, 2026
Change of Plea Hearing

02:30 P.M.
23-cr-0454 USA v. REDDY

THURSDAY, FEBRUARY 26, 2026
Sentencing

10:00 A.M.
22-cr-0199 USA v. PARK

SANCHEZ, J.
COURTROOM 14B
Courtroom Deputy: Nancy DeLisle
Phone: (267) 299-7789

MONDAY, FEBRUARY 23, 2026
Final Pretrial Conference

01:30 P.M.
22-cv-1787 SWEDA v. UPPER BUCKS COUNTY TE

WEDNESDAY, FEBRUARY 25, 2026
Attorney Appointment Hearing

09:30 A.M.
22-cr-0340 USA v. WATTS

MONDAY, MARCH 2, 2026
Final Pretrial Conference

09:30 A.M.
25-cv-1333 CRUMP v. TRANS UNION, LLC et a

Jury Trial

09:00 A.M.
23-cr-0225 USA v. ALAMOUTINIA

25-cr-0015 USA v. ROBERTO

Trial Date

09:00 A.M.
22-cv-1787 SWEDA v. UPPER BUCKS COUNTY TE

P.S. DIAMOND, J.
Courtroom 14A
Courtroom Deputy: Lenora K. Wittje
Phone: (267) 299-7789

MONDAY, FEBRUARY 23, 2026
Sentencing

01:30 P.M.
23-cr-0323 USA v. MARX

WEDNESDAY, FEBRUARY 25, 2026
Revocation Superv Rls-FinalHrg

01:30 P.M.
15-cr-0490 USA v. SANTIAGO-PIZARRO

11:00 A.M.
09-cr-0317 USA v. EDWARDS

QUINONES ALEJANDRO, J.
Courtroom 8B
Secretary/Civil Deputy: Nicole Phillippi
(267) 299-7461
Criminal Deputy Clerk: Nicole Phillippi
(267) 299-7461

WEDNESDAY, FEBRUARY 25, 2026
Arraignment

03:00 P.M.
25-cr-0508 USA v. SMITH

SCHMEHL, J.
Courtroom The Gateway
Building Reading, PA
Courtroom Deputy: Brian Dixon
Phone: (610) 320-5099
Reading, PA 19601
3rd flr., Rm. 3041 when in Phila.

MONDAY, FEBRUARY 23, 2026
Jury Trial

09:30 A.M.
23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. PHILIP

23-cr-0016 USA v. RADOMIAK

23-cr-0016 USA v. PARASANA

TUESDAY, FEBRUARY 24, 2026
Jury Trial

09:30 A.M.
23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. PHILIP

23-cr-0016 USA v. RADOMIAK

23-cr-0016 USA v. PARASANA

WEDNESDAY, FEBRUARY 25, 2026
Jury Trial

09:30 A.M.
23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. PHILIP

23-cr-0016 USA v. RADOMIAK

23-cr-0016 USA v. PARASANA

THURSDAY, FEBRUARY 26, 2026
Jury Trial

09:30 A.M.
23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. SAVANI

23-cr-0016 USA v. PHILIP

23-cr-0016 USA v. RADOMIAK

23-cr-0016 USA v. PARASANA

G.A. MCHUGH, J.
Civil Deputy: Patricia Clark
Phone: 267 299-7301
Criminal Deputy: Patricia Clark
Phone: 267-299-7301

MONDAY, FEBRUARY 23, 2026
Miscellaneous Hearing

01:30 P.M.
25-cv-6878 TIANJIN SHUNXIANG TECHNOLOGY C

TUESDAY, FEBRUARY 24, 2026
Change of Plea Hearing

10:00 A.M.
25-cr-0442 USA v. ROBINSON

THURSDAY, FEBRUARY 26, 2026
Motion Hearing

01:00 P.M.
16-cv-1582 ELLIS et al v. CVS HEALTH CORP

KEARNEY, J.
Courtroom 6B
Deputy Clerk: Ulrike Hevener
Phone: (267) 299-7688

THURSDAY, FEBRUARY 26, 2026
Sentencing

12:15 P.M.
25-cr-0180 USA v. MANNING

FRIDAY, FEBRUARY 27, 2026
Change of Plea Hearing

09:30 A.M.
25-cr-0077 USA v. ELIZAR-NUNEZ

Pretrial Conference/Hearing

10:15 A.M.
25-cr-0077 USA v. VERAS-REGALADO

25-cr-0077 USA v. ELIZAR-NUNEZ

MONDAY, MARCH 2, 2026
Evidentiary Hearing

11:00 A.M.
25-cv-1828 NEXGEL, Inc. v. Kiss Nail Prod

Jury Selection

09:00 A.M.
25-cr-0077 USA v. VERAS-REGALADO

25-cr-0077 USA v. ELIZAR-NUNEZ

Jury Trial

09:00 A.M.
25-cr-0077 USA v. VERAS-REGALADO

25-cr-0077 USA v. ELIZAR-NUNEZ

PAPPERT, J.
Courtroom 11A
Courtroom Deputy: Katie Rolon
Phone: (267) 299-7531

MONDAY, FEBRUARY 23, 2026
Sentencing

11:00 A.M.
25-cr-0374 USA v. RAMBERT

WEDNESDAY, FEBRUARY 25, 2026
Motion Hearing

10:00 A.M.
21-cv-1458 MCCOY v. CITY OF PHILADELPHIA

THURSDAY, FEBRUARY 26, 2026
Sentencing

10:00 A.M.
24-cr-0388 USA v. WILLIAMS

MONDAY, MARCH 2, 2026
Status Conference/Hearing

11:00 A.M.
19-cv-4006 CHIJIJOKE-UCHE v. EQUIFAX INFOR

20-cv-0216 CHIJIJOKE-UCHE v. GENERAL MOTO

J.F. LEESON, JR., J.
Courtroom Edward Cahn

Federal Bldg Allentown, PA
Courtroom Deputy: Diane Abeles
Phone: (610) 391-7020
Chambers of the Honorable Joseph F. Leeson, Jr.
United States District Court
Eastern District of PA.
Edward N. Cahn U.S. Courthouse, Suite 3401
504 W. Hamilton St.
Allentown, PA 18101
4th Flr., Rm. 4000 when in Phila.

MONDAY, MARCH 2, 2026
Jury Selection

09:00 A.M.
25-cr-0386 USA v. LAISS

Jury Trial

09:00 A.M.
25-cr-0386 USA v. LAISS

C.F. KENNEY, J.
Criminal Deputy: Shelli MacElderry
phone 267-299-7541
Civil Deputy: Shelli MacElderry
phone 267-299-7541
Chambers of the Honorable Chad F. Kenney.
United States District Court
Eastern District of PA.

MONDAY, FEBRUARY 23, 2026
Jury Trial

08:30 A.M.
25-cr-0408 USA v. WORRILOW JR.

THURSDAY, FEBRUARY 26, 2026
Change of Plea Hearing

09:30 A.M.
25-cr-0129 USA v. BASS

J.D. WOLSON, J.
Civil Deputy: Jeannine Abed
Phone: (267) 299-7321
Criminal Deputy: Laura Buenzle
Phone: (267)299-7239

MONDAY, FEBRUARY 23, 2026
Motion Hearing

10:00 A.M.
26-cv-0532 OLIMOV v. JAMISON et al

J.M. YOUNGE, J.
Courtroom 15B
Courtroom Deputy: Dedra Brannan
Phone: (267) 299-7361

THURSDAY, FEBRUARY 26, 2026
Change of Plea Hearing

01:00 P.M.
24-cr-0303 USA v. HEIMBACH

Motion Hearing

11:00 A.M.
22-cr-0460 USA v. GRAY

MONDAY, MARCH 2, 2026
Jury Trial

09:30 A.M.
24-cr-0303 USA v. HEIMBACH

K. S.. MARSTON, J.
Courtroom 16B
Courtroom Deputy: Mark Rafferty
phone: (267) 299-7379

MONDAY, FEBRUARY 23, 2026
Jury Selection

09:30 A.M.
25-cr-0403 USA v. ANDREWS

25-cr-0403 USA v. HART

25-cr-0403 USA v. MALLOY

TUESDAY, FEBRUARY 24, 2026
Jury Trial

09:30 A.M.
25-cr-0403 USA v. ANDREWS

25-cr-0403 USA v. HART

25-cr-0403 USA v. MALLOY

The Legal Intelligencer

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Courtroom Edward Cahn
Federal Bldg Allentown, PA
Courtroom Deputy: Christine Stein
Phone: (610) 391-7012

TUESDAY, FEBRUARY 24, 2026

Pretrial Conference/Hearing

01:00 P.M.
25-cv-5743
Smith v. Fritsche et al

THURSDAY, FEBRUARY 26, 2026

Pretrial Conference/Hearing

09:30 A.M.
25-cv-5293
Klodowski v. KIA AMERICA, INC

PEREZ, J.
COURTROOM 10B
Courtroom Deputy: Mia Harvey
267-299-7589

MONDAY, FEBRUARY 23, 2026

Change of Plea Hearing

11:30 A.M.
25-cr-0068
USA v. WILLIAMS

Jury Trial

09:30 A.M.
25-cr-0068
USA v. WILLIAMS

MONDAY, MARCH 2, 2026

Sentencing

11:30 A.M.
24-cr-0103
USA v. FRAME

HODGE, J.

Courtroom 15A
Courtroom Deputy: Leesa Ciamaichelo 267-299-7559

MONDAY, FEBRUARY 23, 2026

Motion Hearing

01:00 P.M.
25-cr-0407
USA v. FOFANA

THURSDAY, FEBRUARY 26, 2026

Arbitration Hearing

09:30 A.M.
25-cv-4829
SMITH v. WIRECO WORLDGROUP INC

MONDAY, MARCH 2, 2026

Change of Plea Hearing

11:00 A.M.
23-cr-0534
USA v. MILLER

Jury Trial

09:30 A.M.
23-cr-0534
USA v. MILLER

MURPHY, J.

Courtroom 3B
Courtroom Deputy: Kerry Christy 267-299-7510

MONDAY, FEBRUARY 23, 2026

Jury Trial

09:00 A.M.
24-cr-0003
USA v. MCCracken

24-cr-0003
USA v. MUSE

24-cr-0003
USA v. ABDUL-HAKIM

24-cr-0003
USA v. FOSQUE

24-cr-0003
USA v. COLEMAN

TUESDAY, FEBRUARY 24, 2026

Jury Trial

09:00 A.M.
24-cr-0003
USA v. MCCracken

24-cr-0003
USA v. MUSE

24-cr-0003
USA v. ABDUL-HAKIM

24-cr-0003
USA v. FOSQUE

24-cr-0003
USA v. COLEMAN

WEDNESDAY, FEBRUARY 25, 2026

Change of Plea Hearing

10:00 A.M.
24-cr-0424
USA v. BLAZO

Status Conference/Hearing

10:00 A.M.
24-cr-0424
USA v. BLAZO

THURSDAY, FEBRUARY 26, 2026

Jury Trial

09:00 A.M.
24-cr-0003
USA v. MCCracken

24-cr-0003
USA v. MUSE

24-cr-0003
USA v. ABDUL-HAKIM

24-cr-0003
USA v. FOSQUE

24-cr-0003
USA v. COLEMAN

FRIDAY, FEBRUARY 27, 2026

Jury Trial

09:00 A.M.
24-cr-0003
USA v. MCCracken

24-cr-0003
USA v. MUSE

24-cr-0003
USA v. ABDUL-HAKIM

24-cr-0003
USA v. FOSQUE

24-cr-0003
USA v. COLEMAN

MONDAY, MARCH 2, 2026

Jury Trial

09:00 A.M.
24-cr-0003
USA v. MCCracken

24-cr-0003
USA v. MUSE

24-cr-0003
USA v. ABDUL-HAKIM

24-cr-0003
USA v. FOSQUE

24-cr-0003
USA v. COLEMAN

SCOTT, J.

Courtroom 13B
Courtroom Deputy: Susan Flaherty
Phone: 267-299-7598

TUESDAY, FEBRUARY 24, 2026

Change of Plea Hearing

02:00 P.M.
25-cr-0100
USA v. WILLIAMS

Motion Hearing

09:30 A.M.
25-cr-0369
USA v. SMITH

WEDNESDAY, FEBRUARY 25, 2026

Pretrial Conference/Hearing

11:00 A.M.
25-cr-0245
USA v. HOUCK

Status Conference/Hearing

01:00 P.M.
25-cv-1137
KATARIA et al v. BOKHARI et al

MONDAY, MARCH 2, 2026

Motion Hearing

10:00 A.M.
24-cv-6382
GADSON v. CONSTELLIS, INC.

COSTELLO, J.

Courtroom 6A
Courtroom Deputy: Michael Coyle

Phone: (267) 299-7720

MONDAY, MARCH 2, 2026

Final Pretrial Conference

01:00 P.M.
24-cv-5600
DIGALBDO v. NORFOLK SOUTHERN R

HENRY, J.

Courtroom The Holmes Bldg
Easton, PA
Courtroom Deputy: Tanya Allender
Phone: (610) 333-1833

MONDAY, FEBRUARY 23, 2026

Jury Selection

09:30 A.M.
25-cr-0451
USA v. HARE

THURSDAY, FEBRUARY 26, 2026

Motion Hearing

11:30 A.M.
25-cr-0414
USA v. LONDON, JR.

FRIDAY, FEBRUARY 27, 2026

Arbitration Hearing

09:30 A.M.
25-cv-5012
MAURER v. VELOCITY INVESTMENTS

MONDAY, MARCH 2, 2026

Jury Selection

09:30 A.M.
25-cv-0235
LOWERY v. SCHNADER et al

WEILHEIMER, J.

Courtroom TBD
Courtroom Deputy: Sheila McCurry
Phone: (267) 299-7769

TUESDAY, FEBRUARY 24, 2026

Miscellaneous Hearing

09:30 A.M.
25-cv-0332
Patukas et al v. Jenkins et al

H. BARTLE, III, S.J.

Courtroom 16A
Courtroom Deputy: Nicole Spicer
Phone: (267) 299-7389

J. R. PADOVA, S.J.

Courtroom 17B
Courtroom Deputy: Malissa Wolenski
Phone: (215) 597-1178

MONDAY, FEBRUARY 23, 2026

Revocation Superv Rls-FinalHrg

11:00 A.M.
14-cr-0092
USA v. WOODS

A. B. BRODY, S.J.

Courtroom 7B
Scheduling/Deputy Clerk: Joseph Walton
Phone: 215-597-7431

ESR-Courtroom Deputy: Jim Scheidt
Phone: 267-299-7439

TUESDAY, FEBRUARY 24, 2026

Motion Hearing

10:30 A.M.
25-cv-1565
KEMBLE v. OLIVE GARDEN HOLDING

R. SURRICK, S.J.

8A
Courtroom Deputy: Tashia Reynolds
Phone: (267) 299-7631

TUESDAY, FEBRUARY 24, 2026

Trial Date

09:30 A.M.
23-cv-3219
DAY-HARRIS v. CITY OF PHILADEL

C.M. RUFÉ, S.J.
Scheduling/Deputy Clerk: Erica Pratt
Phone: (267) 299-7499

TUESDAY, FEBRUARY 24, 2026

Show Cause Hearing

11:00 A.M.

26-cv-1035
DARISPANASHVILI v. ROSE et al

M. BAYLSON, S.J.

Courtroom 3A
Courtroom Deputy: Lori DeSanti
Phone: (267) 299-7291

MONDAY, MARCH 2, 2026

Motion Hearing

09:30 A.M.
24-cr-0187
USA v. JOHNSON

T. J. SAVAGE, S.J.

Courtroom 9A
Courtroom Deputy: Alex Eggert
Phone: 267-299-7489

MONDAY, FEBRUARY 23, 2026

Pretrial Conference/Hearing

11:00 A.M.
23-cr-0440
USA v. DEJESUS

Sentencing

10:00 A.M.
26-cr-0020
USA v. RUIZ-HERNANDEZ

THURSDAY, FEBRUARY 26, 2026

Jury Trial

09:00 A.M.
25-cr-0470
USA v. BUFORD

J. H. SLOMSKY, S.J.

Courtroom 13A
Courtroom Deputy: Kelly Haggerty
Phone: (267) 299-7349

MONDAY, FEBRUARY 23, 2026

Motion Hearing

02:00 P.M.
20-cv-3195
ZEHRING v. SORBER et al

Pretrial Conference/Hearing

04:00 P.M.
25-cv-6955
Mueller v. BRACKENRIDGE

TUESDAY, FEBRUARY 24, 2026

Final Pretrial Conference

02:30 P.M.
23-cv-0861
ALEARDI v. ROTHMAN NATIONAL MA

Motion Hearing

10:30 A.M.
25-cv-5702
Carlson v. THE PNC FINANCIAL S

WEDNESDAY, FEBRUARY 25, 2026

Motion Hearing

02:30 P.M.
24-cr-0418
USA v. EL

Status Conference/Hearing

02:30 P.M.
24-cr-0418
USA v. EL

THURSDAY, FEBRUARY 26, 2026

Final Pretrial Conference

02:30 P.M.
23-cv-1553
RANDALL v. ROTHMAN NATIONAL MA

Revocation Superv Rls-FinalHrg

02:30 P.M.
18-cr-0312
USA v. CORONA

FRIDAY, FEBRUARY 27, 2026

Change of Plea Hearing

01:00 P.M.
25-cr-0109
USA v. WARLOW

Final Pretrial Conference

02:30 P.M.
23-cv-0734
PETRONGOLA v. ROTHMAN NATIONAL

23-cv-1597
DEUSINGER v. ROTHMAN NATIONAL

MONDAY, MARCH 2, 2026

Jury Trial

09:30 A.M.
24-cr-0418
USA v. EL

Motion Hearing

02:30 P.M.
26-cr-0004
USA v. ROBINSON

Revocation Superv Rls-FinalHrg

11:30 A.M.
12-cr-0175
USA v. FORESTER

C. S. WELLS, M.J.

Courtroom 3F
Deputy Clerk: Edward Andrews
Phone: (267) 299-7833

E.T. HEY, M.J.

Courtroom 3I
Courtroom Deputy: Lara Karlson
Phone: (267) 299-7671

THURSDAY, FEBRUARY 26, 2026

Arraignment

01:30 P.M.
25-cr-0324
USA v. DEMARIA

L.A. SITARSKI, M.J.

Courtroom 3E
Deputy Clerk: Regina M. Zarnowski
Phone: 267-299-7810

REID, M.J.

Courtroom 3C
3042 US Courthouse
601 Market Street
Philadelphia, PA 19106

Courtroom as assigned
Ian Broderick, Deputy Clerk
(267) 299-7640
Ian.Broderick@paed.uscourts.gov

WEDNESDAY, FEBRUARY 25, 2026

Settlement Conference

11:00 A.M.
25-cv-5140
Carmona v. Hartford Life and A

FRIDAY, FEBRUARY 27, 2026

Settlement Conference

10:00 A.M.
25-cv-1485
Good et al v. STATE FARM FIRE

MONDAY, MARCH 2, 2026

Trial Date

09:00 A.M.
25-cv-1996
GENE & BOOTS CANDIES INC. v. M

CARLOS, M.J.

Courtroom Edward Cahn
Federal Bldg Allentown, PA
Courtroom Deputy: Carlene Nice
Phone: (610) 434-3823

MONDAY, FEBRUARY 23, 2026

Settlement Conference

09:30 A.M.
25-cv-3553
DAVIS v. YUASA BATTERY, INC.

WEDNESDAY, FEBRUARY 25, 2026

Settlement Conference

09:30 A.M.
25-cv-2740
Schreder v. Landmark Builders,

STRAW, M.J.

Courtroom 3G
Courtroom Deputy: Donna Croce
Phone: (267) 299-7661

TUESDAY, FEBRUARY 24, 2026

Settlement Conference

10:00 A.M.
25-cv-3253
DUFFY v. PMG MASTER HOLDINGS L

Courtroom Deputy: Danielle Hauger
Phone: (267) 299-7421

CINQUANTO, M.J.
Courtroom 3D
Courtroom Deputy: Jeff Lucini
Phone: 267-299-7751

GOLDNER CINQUANTO, M.J.
Courtroom 3D
Courtroom Deputy: Jeff Lucini
Phone: 267-299-7751

**MONDAY, FEBRUARY 23, 2026
Settlement Conference**

10:00 A.M.
24-cv-5824
Maffei v. PERKIOMEN VALLEY SCH

**TUESDAY, FEBRUARY 24, 2026
Settlement Conference**

10:00 A.M.
25-cv-5992
UNITED STATES OF AMERICA FOR T

**WEDNESDAY, FEBRUARY 25, 2026
Settlement Conference**

10:00 A.M.
25-cv-4744
WOODLAND v. COMMUNITY INTERACT

**FRIDAY, FEBRUARY 27, 2026
Settlement Conference**

10:00 A.M.
25-cv-3816
GIRTON et al v. STATE FARM FIR

**MONDAY, MARCH 2, 2026
Settlement Conference**

10:00 A.M.
25-cv-6304
JILINSKI v. LIFE INSURANCE COM

**COMMON PLEAS COURT
CASE MANAGEMENT
CONFERENCE LIST**

**CASE MANAGEMENT
PROGRAM
ROOM 613
CITY HALL**

Any questions regarding the Case Management Program should be directed to CivilCaseManagement@courts.phila.gov

MON., FEBRUARY 23, 2026

8 A.M.
0012410-2972A. Deuriarte; D. J. Kaplan Jr; D. A. Jensen; M. P. Malvey
Sisk et al. v. Crozer Chester Medical Ctr. et al.
A. K. Worek; D. J. Brooks Jr; M. B. Kelleher
0022509-0602L. R. Jubb; R. S. Phillips
Dorazio v. Goral et al.
A. V. Romanowicz; H. A. Tereshko
0032511-3196
Folly v. The Philadelphia Inquirer et al.
E. M. Segal
0042511-3234K. Fulginiti; S. F. Dooley
Taylor et al. v. Fife et al.
C. A. Murtha; E. J. Rogers; J. M. Demarco; K. E. Lizzano; R. E. Kroll; W. J. Conroy

9 A.M.
0012505-2783A. Nochumson; D. C. Beltrami; N. Klyashtorny
Goitom v. Unknown Occupants.
0022505-3084J. P. Kerrigan
Glover v. Garcia Alvarez et al.
M. D. Copoulos
0032507-1690A. J. Borowsky; V. M. Dibello
Doe, T.A. v. Roman Catholic Archdioceses of Philad
H. M. Klein; J. Falkenstein; J. C. Falls; M. F. Demarco; N. M. Centrella
0042510-2164L. A. Katz
Lento Law Group et al. v. Christenson

9:30 A.M.
0012509-2384
Berry v. Guterman et al.
0022510-0495
Winfrey v. Winfrey
0032511-1442H. B. Gosnear
Placchetti v. Phi F/K/A Presbyterian Homes

Inc. E
H. A. Hunt; K. A. Rubin; V. C. Rodgers
0042511-1581D. M. Patterson
Murray v. Bartley et al.
F. A. Sciarino; S. Emmanuel Deluna
0052511-3281C. Adams; M. A. Mullen
Ortiz v. Ni et al.
J. M. Proko

1 P.M.
0012505-3766D. M. Still
Rodgers v. Cook
0022507-2134
Beady v. City of Philadelphia, Department of Pris
E. Kaufman
0032508-3494C. M. Burruenzo
Hutchins v. Pronin
J. A. Livingood; K. Sears
0042510-1679J. P. Cawley; R. L. Baroska
Capital One, N.A. v. Carosella
T. P. Ruf

10 A.M.
0052511-2377A. M. Kroupa
Suos v. Progressive Advanced Insurance Company
L. M. Attieh
0062511-3051W. V. Averona
Sherman v. Hassan
K. J. Fox
0072511-3171
Lopes v. Ramos
0082511-3175
Kovalev v. Dang

10 A.M.
0012511-3179R. F. Perry
Genovese, Executrix et al. v. Walsh
0022511-3182J. P. Roth
Doe M.B. et al. v. Hand And Stone Franchise Corporat
A. C. Totaro; A. S. Frankel; B. E. Stander; D. Jill; E. C. Rosenberg; J. W. Ogren
0032511-3194
Forston v. Brewer Giles et al.

10 A.M.
0042511-3195S. I. Leon
Duncan v. United Parcel Service

10:30 A.M.
0012509-2454A. Boyd
Brion v. Benson
M. R. Aguilo-Seara
0022511-3282N. V. Hatton
Haywood v. Vandenberg
A. L. Riemenschneider; J. P. Lindsey
0032511-3317
Kovalev v. Rogers

10:30 A.M.
0042511-3319A. M. Owens; G. J. Alfano
Athena Global Advisors Inc. v. Cullen
R. J. Fuschino
0052511-3320K. Gaynier
Sebastian-Chavez et al. v. Ferrario et al.
G. F. Mondjack

11 A.M.
0012510-2580B. M. Ruditys
Meister v. Kio Union Llc et al.
B. A. Carter; T. Ostertag
0022510-2899J. B. Solomon
Jackson v. City of Philadelphia et al.
S. J. Moore
0032511-3242M. C. Bendo
Booker v. Louis
D. Juna; M. C. Maselli
0042511-3247
Bordone v. Crossland

11 A.M.
0052511-3248T. F. Sacchetta; T. Sacchetta
Joy v. Kinder Morgan et al.
F. A. Lasalvia; M. K. Bailey
0012511-3321E. G. Zajac
Marter v. Assa Abloy Entrance Systems Us Inc. et al.
0022511-3325S. Dramgotchian
Ishkhanian et al. v. Amber et al.
A. E. Kannegieser; D. M. Alex
0032511-3326J. A. Zenstein
Hsu v. Trustgard Insurance Company
T. L. Mueller
0042511-3327D. H. Denenberg
Gao v. All Unknown Occupants
Z. Perlick

11:30 A.M.
0012510-2726E. Gitman
Pulatova v. Mukhtarov et al.
0012509-1705R. T. Vance
Abdul Mused 12345 Llc v. Join America Llc et al.
D. H. Denenberg
0022510-2444R. A. Huber; W. Howland
Zavala v. Rjc Inc. et al.
S. J. Bruderle; T. R. Marvin; G. S. Hirtzel; I. T. Kingsley; M. F. Socha
0032511-0818T. P. Floyd
Maldonado v. Kline et al.
A. J. Reyderman; J. R. Fowler; S. A. Garson
0042511-3207J. M. Horn; K. Hemmings
Letterland Court Homeowners Association v. Zatos C
A. M. Hansen; A. D. Capasso
0052511-3217R. L. Foxworth
Thompson-Allie v. Ortega
0062511-3221R. Land
Garrett v. Akhter

0072511-3241E. A. Pearce
Valcourt v. Issabekova et al.
A. L. Boardman; D. A. Shafie; M. Zabel; M. M. Patel; M. S. Hecht
3 P.M.
0012510-2116M. J. Dougherty
Ally Bank v. Cooper
0022511-3254A. Fink
American Express National Bank v. Mooney
0032511-3260E. Feldman
Saunders v. City of Philadelphia et al. et al.
J. A. Livingood; K. Sears; R. J. Kim
0042511-3279K. D. McGowan; P. S. Rosenzweig
Rittenhouse Condominium Owners Association v. Wein
A. R. Kasian; I. H. Gray; J. R. Fowler; S. A. Garson; W. A. Harvey
THU., FEBRUARY 26, 2026
8 A.M.
0012510-0421
Yang v. Carl et al.
0022510-2573R. L. Sachs; T. M. Blanco
McColgan et al. v. Reading Hosp. et al.
A. J. Bond; D. J. Brooks Jr
0032511-3635J. L. Kirsch
Conlan et al. v. Thomas Jefferson Univ. Hospita
C. Neiger; R. A. Petrucci; R. S. Margulies
0042511-3729S. Farrelly
Allewelt et al. v. Premier Orthopaedic And Sports Me
C. Comer; J. D. Shaw; J. G. Zack
9 A.M.
0012506-3385
Vilayphunh v. Carney et al.
0022511-2742C. A. Falcone
Bilotta v. Bright et al.
C. A. Murphy; L. M. Danks
0032511-3775C. A. Hudock
Milix et al. v. Crown Bakery Inc. et al.

9:30 A.M.
0012509-2841N. D. Bowers
U-Haul Co. of Arizona et al. v. Little et al.
0022510-2253J. M. Horn; K. M. Ruch-Alegant
Gallagher v. Prime Home Remodeling Llc
0032511-1025B. S. Tabakin; R. A. Wolfe
Wallace v. Cda Realty Llc et al.
M. J. Poper
0042512-0057M. S. Keenheel
Williams v. U-Haul Moving & Storage of Strawberry
M. N. Bakry; R. Cervone
1 P.M.
0012511-3781C. S. Froba
Koulich-Sutton v. Carr et al.
R. A. Nolan
0022511-3788T. M. Knowles
Updike et al. v. Wawa Inc. et al.
G. X. Smith; J. C. Montecarlo
0032511-3789M. H. Foster Esq
Edwards v. Amanzadeh-Kiiamov et al.
0042511-3792Y. Yagoudaeva
Izrailova v. Anusky et al.
0052511-3794D. B. Sherman
Thompkins v. Piwonski et al.
J. J. Essi; K. A. Tenzinger
0062511-3797T. J. Savoia
Gray v. Py Holding Corp. et al.
C. A. Harley; J. D. Brandrberbit
0072511-3805T. J. Savoia
Ortiz v. Mamarsulov
T. K. Salmons

10 A.M.
0012511-3806M. L. Barbiero
Goldstein et al. v. Cvs Pharmacy Inc. et al.
A. M. Manero; B. E. Levy; C. L. Klasna; D. J. Ruckert
0022511-3811
Covington v. Imhotep Institute Charter High School
0032511-3822P. A. Dorn
Wilson v. Doe et al.
E. A. Borrelle
0042511-3825W. H. Bishop
John C Della Rocca Esq As Admin of The Est. of Ste v. Doe et al.
M. D. Garson
0052511-3826M. Breslin
Kregg v. Wilmoth
J. J. Edwards
11 A.M.
0012510-1775J. Katz
Marks et al. v. Dessert et al.
0022512-0030R. J. Tracy
Athene Annuity And Life Company v. Jones et al.
0032512-0031J. N. Leo
Parisano v. John Doe Corp. (1-3) et al.
E. M. Goldsmith; S. P. Omahoney
0042512-0042M. Breslin
Colon v. Diaz

11:30 A.M.
0012510-0195
Manley Jr v. Estate of Lucille Winfield
2 P.M.

0012511-2081P. Mamounas
Brown v. Jawed et al.
B. A. Carter; R. U. Palanivel; S. J. Ross-Hyman
0022511-2129S. Larussa
Riding v. Southeastern Pennsylvania Transportation
S. J. Ross-Hyman
0032511-3828M. K. Simon
Davis v. Walsh
J. R. Oprysko
0042511-3830M. R. Magid
Sterrett et al. v. Noor Express Logistics Inc. et al.
0052512-0012H. G. Ford
Vj Assets Llc v. Allunknown Occupants

3 P.M.
0012412-2777J. L. Rabinovich
Poles v. Smith et al.
0022510-1978
MacAuley v. MacAuley
0032510-3368A. P. Rosen; M. A. Cancelliere Jr; M. A. Rowe
Sanchez et al. v. City of Philadelphia et al. et al.
J. Giatras
0042511-1225R. W. Williams
Abl Rpe Residential Credit Acquisition Llc v. M&s
0052512-0044R. L. Foxworth
Molletta et al. v. Baghdadi et al.
0062512-0053D. S. Berman; M. E. London
Cheeks v. Gu
H. B. Welch
0072512-0056L. B. Himmelstein; M. D. Raisman
Vixama v. Mercado et al.

2026 ASBESTOS LITIGATION GROUPS
MARCH 9, 2026
2881 BROOKMAN MESOTHELIOMA
1 DUCH 240102686
2 MANGANO 240202645
3 HAKE 241000864
4 JANEIRA 241203125
2882 HALPERN MESOTHELIOMA
1 WARNER 240301418
2 WARNER 241003944
3 WARNER 241102450
4 WARNER 241201910
5 WARNER 250102062
2883 HALPERN PRNLMESTLMA
1 MASON III 230300880
2 GATES 240701042
3 GATES 241102536
2884 NASS LUNG CANCER
1 BERGERON 240401415
2 BLAKE 240503414
3 ONEILL 240602093
4 YORKMAN 240602118
5 TRUSSELL 240702438
6 BERGERON 241001254
7 SIRAVO 241001682
8 STINSON 241101963
9 STRICK 241102415
10 KAUT 241202585
2885 WEITZ LUNG CANCER
1 STERLING 240100544
2 VENEZIALE 240402411
3 STRAIN 240502063
4 BREWER 240700570
5 DANIELS 240702885
6 KAHMER 240800382
7 KOZISKI 241001166
8 BACHINSKI 241200039
9 GRAVES 241200935
10 MANKE 241201585
2886 SHEIN MESOTHELIOMA
1 POLEY 240700436
2 HUGHES 240801236
3 CHERNOFF 241202669
4 MCCARTHY 241203158
2887 WEITZ MESOTHELIOMA
1 BILLUS 240202556
2 RUSSIELLO 240502928
3 DZWONCZYK 240802053
4 HEMMERLE 240902097
5 BROWN 241202043
2888 WEITZ PRNLMESTLMA
1 BUDESA 240501915

2889 HALPERN LUNG CANCER
1 BEHOT 231202198
2 COFIELD 240102844
3 CRISSWELL 240503288
4 COFIELD 240503601
5 FOLTZ 240600524
6 BAREFOOT 240702141
7 BOETTCHER 240702161
8 BAREFOOT 240702534
9 GREATHOUSE 240800343
10 DELSIGNORE 240803045
11 EVANS 240803500
12 GREATHOUSE 240901006
13 EVANS 240901579
14 BRINKER 241102515
15 FAIRFULL 241201418
16 GORG 241203040
2890 NASS NON-MALIGNANCY
1 MILLER 240403139
2 WICKETT 240500860
3 HEISTAND 240500937
4 RUDD 240900219
5 COLARUSSO 241001632
6 BRADY 241003659
7 KEEN 241202305
MAY 4, 2026
2891 BROOKMAN MESOTHELIOMA
1 FULLAM 230402083
2 ZAJAC 240502108
3 TEMPLE 241000900
2892 MAUNE MESOTHELIOMA
1 ROGGIO 231002309
2 VIRBITSKY 231101456
3 CIMINS 240200223
4 HALL 240502118
2893 WEITZ MESOTHELIOMA
1 SILLAMAN 240202248
2 ROSA 240503383
3 SWINK 240902933
4 WELLS 241000986
5 WEST 241100811
6 MOYER 241102082
7 TERNENT 241202939
8 KRISTOFIC 241203307
2894 HALPERN LUNG CANCER
1 ATKINSON 231102324
2 ZYLSTRA 240202630
3 HARNER 240301187
4 HOLLERAN 240500959
5 HARNER 240600313
6 JOYCE 240601014
7 GABELT 240603057
8 HANNIS 240800686
9 HARNER 240801235
10 GINTHER 240802410
11 KEIDERLING 240802738
12 HILLER 240901207
13 LABANT 241004000
2895 NASS LUNG CANCER
1 HAEGELE 240902315
2 CHAVOUS 241001826
3 ZARENKIEWICZ 241003450
4 STAFFORD 241103066
5 CAMP 241202306
JUNE 1, 2026
2896 COHEN PLACITELLA MESOTHELIOMA
1 FITZGERALD 221200951
2 SULLIVAN 230702362
3 SMITH 240700892
4 SHEPPARD MARSHALL 241202058
5 PEIFFER 241202345
6 D'ARCY 241202676
2897 HALPERN LUNG CANCER
1 LUTZ 240100561
2 SPADACCINO 240401101
3 MOSKOVITZ 240402452
4 STRICKLER 240403687
5 MCNALLY 240801029
6 MYERS 240900731
7 SPADACCINO 240900859
8 RAUPERS 240903062
9 MANERA 241200972
2898 WEITZ LUNG CANCER
1 OSATCHUCK 240101385
2 AWERDICK 240102127
3 BULLOCK 240702864
4 JANCZAK 240801077
5 HOFFNER 241000095
6 COLLINS 241001312
7 WILLIS 241001759
8 LANICH 241001809
9 MCINTOSH 241101179
10 BRYANT 241202077
2899 NASS OTHER CANCER
1 BADER 240302728

2 CARTER 240503530
3 JOHNSTON 240600579
4 AVILLION 241200710
5 ROBISON 241201329
6 GAVAZZI 241202009

JULY 6, 2026

2900 MEIROWITZ MESOTHELIOMA
1 MARABELLA 240201701
2 ZUNIGA 240300655
3 CIUFFETELLI 240301202
4 MARABELLA 240502832
5 SMITH 240802858
6 DELCASTILLO 241003882
7 REGER 240700866

2901 BROOKMAN LUNG CANCER

1 MOORE 240400276
2 FARINA 240501266
3 BEAUFORD 240503384
4 SERVIS 240600422
5 TROUTMAN 240601619
6 MASTERS 241000809
7 ZERO 241003729
8 FILIPOWICZ 241102522
9 WALLEN 241202031
10 WEAKLAND 241202722

2902 HALPERN OTHER CANCER

1 MOYER 231000169
2 BOWEN 240303301
3 KORCZYKOWSKI 240700725

2903 NASS NON-MALIGNANCY

1 WILLIAMS 240602150
2 CAMPAGNINI 241000025
3 FRYE 241102407
4 CLASS 241103050
5 BIRES 241200806

AUGUST 3, 2026

2904 BOSWORTH MESOTHELIOMA
1 NAMNUN 240301549
2 FULLER 241001525

2905 MEIROWITZ LUNG CANCER

1 NEEDHAM 230800878
2 TURNER 231100709
3 BROWN 231103107
4 HECK 231202750
5 MAZZANTI 240301532
6 MCCAUSLAND 240602968
7 WATSON 240901633
8 PERRONE 241003161
9 PEREZ 241101243
10 PUSATERI 241202640
11 MORAN 241202922
12 HUDNALL 241202935

2906 WEITZ OTHER CANCER

1 PEARSON 240902734
2 ROSENHOVER 241103334
3 BAUMEISTER 241200522

2907 HALPERN NON-MALIGNANCY

1 HILL 230301893
2 KETTER 230500913
3 ANDERSON 231003210
4 FURPHY 240402979
5 WARMUS 240602678
6 STANLEY 240800698
7 FOX 240801156
8 LEONARD 241101497
9 DUBECK 241103199

2908 WEITZ NON-MALIGNANCY

1 MORROW 240503132
2 ROY 240503597
3 MOYER 240503634
4 MCINTYRE 240700549
5 WILLIS 241003797
6 KAHMER 241004003

SEPTEMBER 8, 2026

2909 HALPERN MESOTHELIOMA
1 DEPIETRO 221201669
2 NIERATKO 240200327
3 PECK 240302313
4 SCHUCHARDT 240400560
5 BRIGGS 240402256
6 BRIGGS 250402020
7 ENGLERTH 240500433
8 PESTER 240701344
9 SMITH 241200760
10 SMITH 241202052
11 KOZIKOWSKI 241202249
12 KOZIKOWSKI 251003596

2909A HALPERN PRNLT MESTLMA

1 HARSHBERGER 241001381

2910 MAUNE MESOTHELIOMA

1 RICKRODE 231202384
2 BARBOREK 240601410
3 SPINETTA 240801158
4 VOSS 240803540
5 STREICHER 240902107

2911 NASS LUNG CANCER

1 SHERIN 240500518
2 BARBOREK 240601410
3 SPINETTA 240801158
4 VOSS 240803540
5 STREICHER 240902107

6 GODEL 241100719
7 SOUTHERLAND 241201245

2912 SHEIN LUNG CANCER

1 MARSHALL 231202835
2 BALL 241202359
3 COX 241202369
4 RICHARDSON 241202397

2913 WEITZ LUNG CANCER

1 MUSCHLITZ 231201740
2 JOHNSON 240300130
3 LOUIS 240402840
4 DEVERS 240502533
5 KESSLER 240800326
6 PRINCE 240901204
7 WARREN 241103437
8 WIGGINS 241200860
9 DANCZAK 241202918

OCTOBER 5, 2026

2914 SHEIN MESOTHELIOMA
1 MCLAUGHLIN WILLIAMS 211200382
2 BORRO 240102859
3 HOFFMAN 240902121
4 MARINO 241203097

2915 WEITZ MESOTHELIOMA

1 PAIT 240200036
2 MOODY 240301852
3 MAJER 240302912
4 GESUALDI 240601996
5 SWAIN 240703115
6 MORANO 240901320
7 SULLIVAN 241200397
8 MILOBAR 241201327

2916 HALPERN PRNLT MESTLMA

1 HANSEN 240701036
2 DALPORTO 240801924
3 DALPORTO 240901062
4 DALPORTO 240901369
5 OCONNOR 241000431
6 TUDOR 241000861

2917 BROOKMAN LUNG CANCER

1 SKELDING 240901494
2 BONORA 240901868
3 SCHRAMM 241002093
4 CUNIKIN 241100950
5 OBERDOESTER 241102319
6 ENGLE 241201915
7 TUREK 241203223
8 BURNS 241203224
9 WRIGHT 241203249
10 TRAINQUE 241203282

NOVEMBER 2, 2026

2918 BROOKMAN MESOTHELIOMA
1 STRANGARITY 240503359
2 KLINE 241100135
3 OTTENTHAL 241202093

2919 MAUNE MESOTHELIOMA

1 CRAFT 240800990
2 ROEBUCK 241000109
3 WILSON 241103239

2920 MAUNE PRNLT MESTLMA

1 HUDLER 241000643

2921 HALPERN LUNG CANCER

1 DEWALT 231102260
2 KEALEY 231200089
3 DEWALT 240300282
4 DEWALT 240303358
5 ELM 240401445
6 DURKA 240603228
7 DURKA 241003925
8 GACHA 241102470
9 LLOYD 241102530
10 ROGERS 241201934
11 NEVINS 241202479
12 NEVINS 250302908

2922 WEITZ LUNG CANCER

1 ARCENEAX 240600585
2 WATSON 240601925
3 GALLAGHER 240802189
4 BROWN 241000973
5 JOHNSON 241002127
6 LYONS 241002299
7 SCHWARTZ 241100011
8 MASON 241102950
9 DERKOWSKI 241201349

2923 MEIROWITZ NON-MALIGNANCY

1 STAFFIERI 240802676
2 QUINN 241003970
3 TINSMAN 241203202

**FAMILY COURT
DIVISION**

**FEBRUARY 23, 2026
ADMINISTRATION AND
MISCELLANEOUS**

**1501 ARCH ST.
OLSZEWSKI, A.J.
JUVENILE BRANCH
FAMILY COURT BUILDING
1501 ARCH ST.
Juvenile Justice Service Center
YSC MASTER**

**Courtroom-3G
JCHO STOKES (M 9:30 A.M.)
JCHO GIUSINI (W,F 9:30
A.M.)**

**JCHO MCCULLOUGH
(M,W,F 12:30 P.M.)
JCHO GIUSINI (T)
JCHO CICCONE (TH 12:30
P.M.)**

**3E CASES HEARD IN 3G
Courtroom--4A
JCHO STOKES (Ex. M)
Courtroom Down M**

**Courtroom--4B
JCHO GIUSINI (M,T,TH)
JCHO STOKES (W Only)
Courtroom Down F**

**Courtroom--4C
BRAVEMAN, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--4D
MCCABE, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--4E
FERNANDES, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--4G
IRVINE, J. (M,T)
Courtroom Down W,TH,F**

**Courtroom--5A
BARISH, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--5B
MCLAUGHLIN, J. (M,W,F)
Courtroom Down T,TH**

**Courtroom--5C
CANTY, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--5D
WASHINGTON, J.
Courtroom--5E
IRVINE, J. (TH 2 P.M.)**

**MCLAUGHLIN, J. (T,TH Only)
Courtroom Down M,W,F**

**Courtroom--5F
FURLONG, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--5G
JCHO CICCONE
Courtroom--6H
GORDON, J. (M,T,W)**

**JCHO MCCULLOUGH (T,TH
1:00 P.M.)
Courtroom Down F**

**DOMESTIC RELATIONS/
FAMILY COURT BUILDING
1501 ARCH ST.**

**Courtroom--3A
SANDHER, J. (T,W)
Courtroom Down M,TH,F**

**Courtroom--3B
WAHL, J. (M,T,W)
Courtroom Down TH,F**

**Courtroom--3C
JACKSON, J. (M,T)
Courtroom Down TH,F**

**Courtroom--3D
PALMER, J. (M,T)**

**KRISTIANSSON, J. (W)
Courtroom Down TH,F**

**Courtroom--3E
MALLIOS, J. (M)
SULMAN, J. (T)**

**LITWIN, J. (W)
Courtroom Down TH,F**

**Courtroom--3F
SANDHER, J. (M)
FANNING, J. (T)**

**Courtroom Down W,TH,F
Courtroom--4F
KRISTIANSSON, J.
(M,T,TH,F)**

**PALMER, J. (W)
LITWIN, J. (M,T)
Courtroom Down W,TH,F**

**Courtroom--6B
FANNING, J. (M,W)
Courtroom Down T,TH,F**

**Courtroom--6C
RUSSO, J.
Courtroom--6D
JONES, J. (M,T,W)**

**Courtroom Down TH,F
Courtroom--6E
PAPADEMETRIOUS, J. (Out)
Courtroom Down M,T,W,TH,F**

**Courtroom--6F
SULMAN, J. (M,W)
Courtroom Down T,TH,F**

**Courtroom--6G
MALLIOS, J. (T)
Courtroom Down TH**

**Courtroom--7B
CHEN, J.**

CRIMINAL TRIAL DIVISION

**MONDAY, FEBRUARY 23, 2026
Room 502-KAMAU, J. (M,T
Only)**

Castro, Francisco (Cohen, Elliot Marc)
Coleman-redd, Isha (Latta, Denita Cherell)
Culmer, Malik (Kramer, Max Gerson)
Ditullio, James W. (Def. Assoc.)
Fermin-rondon, Yomarcos (Savino, Louis
Theodore Jr.)
Gonzalez-marte, Nicolas A. (Def. Assoc.)
James, Maliqe (Boyd, Matthew Christopher)
James, Sierra S. (Marroletti, John A.)
Johnson, Stephen (Def. Assoc.)
Johnson, Steven (Def. Assoc.)
Lee, Isaiah A. (Shuttleworth, Brad Victor)
Love, Glen Iii (Def. Assoc.)
Mann, Harold (Godshall, Anthony Francis)
Morris, Bruce (Def. Assoc.)
Notappel, Yaron (Def. Assoc.)
Roman, Benjamin (Greenblatt, Ronald)
Saldana, Elliott (Def. Assoc.)
Sanchez, Luis M. (Def. Assoc.)
Selby, Abdullah (Def. Assoc.)
Smith, Lee (Def. Assoc.)
Smith, Shakirya (Def. Assoc.)
Spruill, Shamauri (Def. Assoc.)
Trent, Darryl S. (Def. Assoc.)

Room 505-PALUMBO, J.

Brant, Malachi A. (Def. Assoc.)
Brindidge, Jerome (Defender, Public)
Brown, Hassan (Johnson, Shaka Mzee)
Burns, Lisa (Def. Assoc.)
Carrington, Ronald (Def. Assoc.)
Carter, Kian (Def. Assoc.)
Charriez, Carlos (Def. Assoc.)
Cook, William (Def. Assoc.)
Foreman, Darryl (Def. Assoc.)
Frazier, Devine (Def. Assoc.)
Haas, Phillip (Def. Assoc.)
Hellams, Jamal (Def. Assoc.)
Hernandez-cordero, Steve A. (Def. Assoc.)
Hill, Matthew (Gessner, Scott)
Hill, Matthew M. (Def. Assoc.)
Myers, Cire (Def. Assoc.)
Poland, Marquita (Della Rocca, John Charles)
Pollydore, George (Def. Assoc.)
Rice, Marcus (Def. Assoc.)
Richard, Michael (Def. Assoc.)
Rippy, Khalif (O'Riordan, Daniel John)
Rosado, Harrie (Seay, Geoffrey Vincent)
Rouse, Amir (Sedacca, Matthew Paul)
Santiago, Jeremiah (Yee, Adam Sequoyah)
Smith, Dominic (Defender, Public)
Telfair, William (Def. Assoc.)
Young, Shiheem (Def. Assoc.)

**Room 507-CIANFRANI, J. (M,T
Only)**

Barnes, Everett (Sigman, Scott Philip)
Wilson, Devante (Piccarreto, Marisa Anne)

Room 601-HAYDEN, J. (Ex

Th,F)
Claudio, Jorge (Def. Assoc.)
Collazo, Johnny (Boyd, Matthew Christopher)
Foday, John (Def. Assoc.)
Guzman, Angel (Def. Assoc.)
Hall, Ideris (Def. Assoc.)
Jackson, Brandon R. (Def. Assoc.)
Johnson, Kaimere (Johnson, Shaka Mzee)
Jones, Akhenaton (Def. Assoc.)
Kweku, Alex (Def. Assoc.)
Perkins, Damani (Def. Assoc.)
Rivera, Manuel (Def. Assoc.)
Ruiz, Alfredo (Def. Assoc.)
Seville, Sharra N. (Def. Assoc.)
Sosa, Michael (Def. Assoc.)
Wells, Taymiyah (Wallace, Han Niko)

**Room 602-LIGHTSEY, J. (Ex
Th,F)**

Allah-ford, Gihaad (Def. Assoc.)
Brown, Steven (Def. Assoc.)
Corbin, Anthony (Def. Assoc.)
Diaz, Brandon (Def. Assoc.)
Elam, Tyrus (Page, Shawn Kendrick Sr.)
Garrett, Russell (Def. Assoc.)
Goins, Marvin L. (Def. Assoc.)
Holiday, Calieb (Keenheel, Mark S.)
Holmes, Keith A. (Def. Assoc.)
Miller-hayman, Basil (Osei, Nana Yaw Adom)
Smith, Ashley R. (Boyd, Matthew Christopher)
Stalter, Cody (Whitenack, William T. Jr.)
Walters, Yhameir D. (Piccarreto, Marisa Anne)
Wise, Quahirir (Def. Assoc.)

**Room 604-SANTIAGO, J. (Ex
Th,F)**

Bell, Luke N. (Def. Assoc.)
Brinkley, Gregory (Stretton, Samuel C.)
Coleman, Bryan (Def. Assoc.)
Crawford, Anthony (Def. Assoc.)
Guzman, Hector (Def. Assoc.)
Jackson-porter, Edward (Def. Assoc.)
Lloyd, John (Def. Assoc.)
Lotty, Brendan J. (Kelly, Joseph Kevin)
Lovett-eskridge, Khadijha (Def. Assoc.)
Martincheatham, Jaylen A. (Steinberg, S. Philip)
Moore, Sidney (Def. Assoc.)
Pedre, Jayden (Chotiner, L. Kenneth)
Ries, Bryheem K. (Savino, Louis Theodore Jr.)
Stanford, Micah (Def. Assoc.)
Taylor, Dexter (Sobel, Jonathan J.)
Wilson, Jordan (Coleman, Joseph L.)
Wilson, Kaheem L. (Coleman, Joseph L.)

**Room 607-EHRLICH, J. (Ex
Th,F)**

Almanzar, Kendall A. (Pagano, Gregory Joseph)
Armstead, Semaj (Yacoubian, George Setrag Jr.)
Brown, Justin (Cornish, David Wesley)
Jackson, John (Silverman, Daniel)
Steel, Sikwa (Cioschi, Jonathan David)

**Room 701-EISENHOWER,
J. (OUT)**

Erwin, Antonio (Humble, Brian Francis)
Frazier, James (Javie, Jason David)
Henry, Guichard (Def. Assoc.)
Jones, Timothy R. (Def. Assoc.)
Quintana, Adam (Def. Assoc.)
Smith, Steve (Def. Assoc.)
Starks, Clarence (Yacoubian, George Setrag Jr.)

**Room 702-WILLIAMS, J. (Ex
Th,F)**

Black, Rasheed (Kramer, Max Gerson)
Brown, Nydesha T. (Def. Assoc.)
Colon, Jose (Def. Assoc.)
Colon, Samuel (Szanto, Jules Norris)
David, Rafael (McCrae, Kendra Ilene)
Green, Dontae (Link, Robert Patrick)
Harris, Najeara (Tinari, Eugene P.)
Olivencia, Francheska (Def. Assoc.)
Salley, Angelina (Def. Assoc.)
Smith-ruffin, Nasir (Def. Assoc.)
Watson, Sheena (Szanto, Jules Norris)
Williams, Daequan (Turner, Alexandre
Neuerburg)
Williams, Shatara (Def. Assoc.)
Wilson, Davin B. (Def. Assoc.)
Winston, Ernest (Def. Assoc.)

**Room 704-SABATINA, J. (Ex
Th,F)**

Adams, William L. (Def. Assoc.)
Blackwell, Kimberly (Def. Assoc.)
Campbell, Robin (Def. Assoc.)
Deyene, Marcus T. (Meenan, Conor Liam)
Dunbar, Delbie (Parkinson, Michael Patrick)
Figueroa, Filipe
Genelli, Jason (Def. Assoc.)
Glenn, Dion (McDermott, Michael L.)
Gonzalez, Tommy (Def. Assoc.)
Humphrey, Rasheed (Osei, Nana Yaw Adom)
Jenkins, Jermaine (Gessner, Scott)
Johnson, Yaseem N. (Gamburg, Robert Marc)
Lawrence, Leonard (Def. Assoc.)
Lynch, Larayah (Sigman, Scott Philip)
Martin, David (Def. Assoc.)
Miles, Brandon M. (Tall, Sidney III)
Paul, Tamia (Weiss, William Alfred)
Perez, Anthony A. (Def. Assoc.)
Perry, Imad L. (Gustafson, Abigail Beth)
Santiago, Roberto (Def. Assoc.)
Simmons, Daequan (Def. Assoc.)
Thames, Zion (Kenny, Thomas)
Tosado, Jose (Stern, Douglas Nathaniel)
Tran, Tha (McDermott, Michael I.)
Vinson, Jamal A. (Def. Assoc.)

**Room 705-STEFANSKI, J. (Ex
Th,F)**

Grierson, Adam (Boyd, Matthew Christopher)
Krauffman, David (Diamondstein, Michael Jay)
Truitt, Hassan (Fish, Illon Ross)

**Room 707-CAMPBELL, J. (Ex
Th,F)**

Graham, Allen (Parris, Jason Edward)
Graham, Allen R. (Kadish, Jason Christopher)
Wielandt, Michael David D. (Def. Assoc.)
Wingate, Tyree (Sigman, Scott Philip)

Room 801-ROSS, J. (Ex Th,F)

Cooper, George (Def. Assoc.)
Dajhe, Grant L. (Maran, Mary Therese)
Dunn, Gregory (Sigman, Scott Philip)

Edwards, Niaeem (Petrone, Anthony J.)
Freeman, Michael (Def. Assoc.)

**Room 802-BRYANT-POWELL,
J.(Ex Th,F)**

Adamson, Rakeem (Dolfman, Douglas Lee)
Anderson, Erin (Sigman, Scott Philip)
Arthur, Christopher (Abdul-Rahman, Qawi)
Bond, Aquil (Gustafson, Abigail Beth)
Ceasar, Shirley A. (Def. Assoc.)
Cooper, David (Def. Assoc.)
Copper, David (Link, Robert Patrick)
Dejesus, Hector H. (Def. Assoc.)
Green, Antonio (Def. Assoc.)
Groover, Shahiem (Def. Assoc.)
Halbherr, Francis (Def. Assoc.)
Haskins, Darryl (Def. Assoc.)
Johnson-mason, Malaki (Def. Assoc.)
Leon, Luis (Def. Assoc.)
Locke-perez, Brittany N. (Kramer, Max Gerson)
Mackin, Ahdair (Fuschino, Richard John Jr.)
Martins, Kareem (Foster, Edward Joseph)
Matthew, Geehring (Gamburg, Robert Marc)
Mcclain, Kyseem (Def. Assoc.)
Mendez, Elijah (Def. Assoc.)
Nixon, Darryl (Def. Assoc.)
Palmero, Ishakee (Walker, John Robert)
Rodriguez, Yanesys (O'Riordan, Daniel John)
Staffieri, Anthony (Def. Assoc.)
Turner, Jarrell (Def. Assoc.)
Williams, James (Shaw, Brianna Corine)

**Room 804-SAWYER, J.(M,T
Only)**

Abbas-waters, Saqr (Petrone, Anthony J.)
Abney, Kalif (Def. Assoc.)
Brewster, Rashon (Def. Assoc.)
Brisbon, Edward (Def. Assoc.)
Briscoe, Joseph (Def. Assoc.)
Brockington, Tiffanie (Latta, Denita Cherell)
Camcho, Ralfeal (Def. Assoc.)
Dejesus, Hector (Def. Assoc.)
Hell, Tony (Def. Assoc.)
Jackson, Olivia (Def. Assoc.)
Jones, Dariean (Def. Assoc.)
Malloy, Shanon (Def. Assoc.)

Mccooy, Teian (Def. Assoc.)
Mitchell, Andre (Def. Assoc.)
Parnell-bullock, James (Link, Robert Patrick)
Parnell-bullock, James F. (Link, Robert Patrick)
Robinson, Nazeer (Mischak, David B.)
Sanchez-torres, Jahn (Def. Assoc.)
Scherer, Timothy (Piccarreto, Marisa Anne)
Solomon, Mekhi (Def. Assoc.)
Stovall, Tiffany
Thomas, Thomas (Def. Assoc.)
Tukes, Khalil (DEFENDER ASSOCIATION)
Vargas, Michale (Def. Assoc.)
Velazquez, Javier (Def. Assoc.)
Velazquez, Javier (Def. Assoc.)
Whaley, Cianna (Abdul Rahman, Qawi)
Wilson, Donald (Walker, David Michael)

Room 805-KING, J.(Ex Th,F)

Anderson, Zaki
Brown, Zameer R. (Def. Assoc.)
Bryant, Kevin (Def. Assoc.)
Caruso, Joseph (Jerrehian, Matthew Louis)
Corniel, Jordan Duran
Doe, Justford (Def. Assoc.)
Eatmon, Amir (Sanita, Amato T.)
Faulcon, Charles (Def. Assoc.)
Ferguson, Eric R. (Def. Assoc.)
Franks, Jermere D. (Def. Assoc.)
Furman, Ronald (Sanita, Amato T.)
Guzman, Cenerly (Kelly, Joseph Kevin)
Hancock, Diamond (Colon, Christian)
Hunter, Darus L.
Jones, Michael (Def. Assoc.)
Keys, Keith
Lopez, Nathan
Manon, Edgar (Def. Assoc.)
Mccall, Ameen (Def. Assoc.)
Mccooy, Karol (Feiner, Ivan Jay)
Natel, Diamond (Def. Assoc.)
Pereira, Angelo
Perren, Kenneth
Perry, Timothy (Def. Assoc.)
Pierce, Latasha (Baritz, Cory Matthew)
Pinckney, Jarelle (Def. Assoc.)
Vega, Jary (Def. Assoc.)
Walton, Marcey (Yanks, Harvey A.)
White, Andrew (Def. Assoc.)

Wilkerson, Shameer (Def. Assoc.)
Williams, Terrance J. (Sigman, Scott Philip)
Young, Sundirah (Shaw, Brianna Corine)

**Room 807-ANHALT, J.(Ex
Th,F)**

Gillyard, Christopher (Foster, Edward Joseph)
Harrison, Jason (McDermott, Michael I.)
Sledge, Taquan (Dolfman, Douglas Lee)
Tanom, Hector (Def. Assoc.)

**Room 808-WATSON-STOKES,
J.(Ex Th,F)**

Anderson, Vaughn (Def. Assoc.)
Green, Ruben (Def. Assoc.)
Johnson, Maka (Def. Assoc.)
Souici, Ilyasi (Lorusso, Vincent M.)

**Room 902-WOELPPER, J.(M,T
Only)**

Anderson, Arthur (Def. Assoc.)
Andrews, Ramil (Boyd, Matthew Christopher)
Bonner, Ervin (Levin, Peter Alan)
Bradley, Daniel (Def. Assoc.)
Chim, Phu T. (Def. Assoc.)
Cruz, Christian (Def. Assoc.)
Diaz, Anabelle M. (Nascimento, Lucas Tavares)
Everett-bey, Semaj (Coleman, Joseph L.)
Hatch, Khadijah (Amoriello, Gina A.)
Joyner, Terrance (Humble, Brian Francis)
Massey, Dante (Raine, Debra Denise)
Mazzucca, Imani (Def. Assoc.)
Mitchell, Namil (Def. Assoc.)
Parker, Tajarai (Def. Assoc.)
Perez, Jeffrey (Savino, Louis Theodore Jr.)
Streeter, Sigourney (Def. Assoc.)
Tillman, Bobby (Def. Assoc.)
Walker, Yashea (Def. Assoc.)
Young, Nafees (Kramer, Max Gerson)
Youngblood, Kayel (Boyd, Matthew Christopher)

Room 907-O'KEEFE, J.

Abdel-hafez, Nabel (Fish, Ilon Ross)
Allen, Kryslavon (Sigman, Scott Philip)
Arnold, Frederick (Def. Assoc.)
Barnes, Jamir (Def. Assoc.)

Brown, Kevin (Giuliani, Richard J.)
Brown, Lamarr (Mann, Jessica Consuela)
Campbell, Markee (Sobel, Jonathan J.)
Cruz-rodriguez, Hector (Pagano, Gregory Joseph)
Davenport, Keyonna (Cameron, Angelo Leroy)
Everett, Jameer (Def. Assoc.)
Fanning, Lincoln D. (Johnson, Shaka Mzee)
Finney, Leonard (Chisholm, Walter C.)
Fonseca-claudio, Joel (Savino, Louis Theodore Jr.)

Fonseca-claudio, Joel D. (Savino, Louis)

Golden, Semaj (Stein, Gerald A.)
Graham, Marquise (Def. Assoc.)
Hill, John (Fishman, Brian M.)
Hill, Sahir E. (Def. Assoc.)
Johnson, Nasir (Coleman, Joseph L.)
Jones, Dwain (Bahuriak, David Stephen Jr.)
Kehler, Bryan (Def. Assoc.)
Livingston, Marquel (Szanto, Jules Norris)
Lockwood, Tyreze (Fiore, Todd R.)
Marrero, Alfredo (Link, Robert Patrick)
McCuthchen, Dwayne (Neff, Marc)
Mercado, Jorge (Kadish, Jason Christopher)
Ocasio, Angel L. (Fishman, Brian M.)
Paye, Dash K. (Def. Assoc.)
Perez, Jacob (Savino, Louis Theodore Jr.)
Perez, James (Pagano, Gregory Joseph)
Quinerly, Tymair (Godshall, Anthony Francis)
Ray, Antoine
Raymond, Zymia (Def. Assoc.)
Richardson, Ziona (Smoker, Philip Andrew)
Rivera, Nathalie (Page, Shawn Kendricks Sr.)
Robbins, Maleik (Def. Assoc.)
Rodriguez, Joshua (Savino, Louis Theodore Jr.)
Rosario, Miguel (Chisholm, Walter C.)
Smith, Anthony (Stretton, Samuel C.)
Smith, Nihileyk (McCaul, John Francis)
Smith, Rahman R. (Def. Assoc.)
Smith, Walter R. (Kenny, Thomas)
Superville, Michael (Johnson, Shaka Mzee)
Vixama, Corey (D'Intino, John Louis Jr.)
Wade, Samuel (Johnson, Shaka Mzee)
Welcome, Nasir (Iate Martinez, Angela R.)
Williams, Damien (Def. Assoc.)
Wilson, Javon (Stretton, Samuel C.)

**Room 908-BRANDEIS-
ROMAN, J.(Ex Th,F)**

Bernard, Nelson (Goodman, Leon Dominic)
Cruz, Alex (Kramer, Max Gerson)
Gratz, Douglas (Public Defender, Philadelphia)
Hall, Dominic A. (Def. Assoc.)
Hunter, Thomas (Burrows, William Gordon)
Jones, Kenneth (Burrows, William Gordon)
Lewis, Khalil (Duckett, Cowan Lee Jr.)
Mccall, History (Szanto, Jules Norris)
Thompson, Justin (Def. Assoc.)

**Room 1001-SHULTZ, J.(See
708)(Ex Th,F)**

Choice, Cameron (O'Hanlon, Stephen Thomas)
Davis, Tyrone D. (De Ritis, Joseph Edward)
Dejesus, Ricardo (Def. Assoc.)
Gallman, Brian S. (Goldstein, Zak Taylor)
Hand, Marcus (McDermott, Michael I.)
Holloway, Tyrone (Humble, Brian Francis)
Johnson, Bryant (Auge, Rosemary)
Johnson, Steven A. (Stretton, Samuel C.)
Lewis, Leon (O'Hanlon, Stephen Thomas)
Maxwell, Dawayne (Barrish, David W.)
Mott, Gregory (Himebaugh, Teri B.)
Opher, Verguan (Pileggi, Michael)
Pompa, Carlos (Pileggi, Michael)
Rodriguez-gonzalez, Victor (Schwartz, Karl David)
Selby, Zamir A. (McDermott, Michael I.)
Sheppard, Charles (Foster, Edward Joseph)
Williams, Terrance L. (Montroy, Eric John)

**Room 1002-TAYLOR SMITH,
J.(See 508)(OUT)**

Gadsden, Lateef (Szanto, Jules Norris)
Gadsden, Lateef J. (Szanto, Jules Norris)
Gadsden, Nadine R. (Clemens, Thomas C.)
Young, Brandon (Jerrehian, Matthew Louis)

**Room 1005-GIBBS, J.(Ex Th,F)
(See 1105)**

Acevedo, Luz (Def. Assoc.)
Adkins, Aquill (Steinberg, S. Philip)
Bowman, Roy (Def. Assoc.)
Burrell, Shareef (Def. Assoc.)



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Carrion, Edison (Def. Assoc.)
Centeno, Hector (Wallace, Han Niko)
Colon, Christopher (Def. Assoc.)
Cruz, Luis (Def. Assoc.)
Davila, Brian (Def. Assoc.)
Davila-navarro, Jacob (Def. Assoc.)
Eryck, Watson I. (Burrows, William Gordon)
Futrell, Dutch (Def. Assoc.)
Galloway, Gregory (Def. Assoc.)
Ianon, Daniel (Def. Assoc.)
Jackson, Jeramiah (Amoriello, Gina A.)
Johnson, Dashaun (Walsh, John M.)
Johnson, Yazir (Duckett, Cowanis Lee Jr.)
Jones, Fajion (Def. Assoc.)
Kelly, Joann (Giuliani, Richard J.)
Lewis, Alado (Def. Assoc.)
Lowery, Reginald (Mann, Jessica Consuela)
Middleton, Johna (Def. Assoc.)
Monetenez, Wilfredo (Cacciamani, Kathryn Coviello)
Morales, Joel (Def. Assoc.)
Rivera-soto, Juan (Def. Assoc.)
Rosario, Michael (Def. Assoc.)
Wadlington, Chantay (Def. Assoc.)
Womack, Fatir (Def. Assoc.)
Young, Corey (Def. Assoc.)
Young, Corey F. (Def. Assoc.)
Young, Paul (Walker, David Michael)

Room 1007-KYRIAKAKIS, J.(See 608)(Ex Th,F)

Adams, Quental (Def. Assoc.)
Betha, Montez
Fowler, Nawaz (Sigman, Scott Philip)
Krysuik, Rachel (Raynor, Earl Dubois Jr.)
Palmer, Paul D. (Def. Assoc.)
Smith, Justin (Stretton, Samuel C.)

Room 1101-S. JOHNSON, J.(Ex Th,F)

Andujar, Santiago (Desiderio, David Ernest)
Barnes, James (Def. Assoc.)
Beatty, Charles (Kravets, Richard Julian)
Bembrey, Samir (O'Connor, Lawrence J. Jr.)
Browning, Jared T. (Def. Assoc.)
Castro, Jorge (Def. Assoc.)
Copeland, Barry (Shaw, Brianna Corine)
Dudley, Keesan (Yacoubian, George Setrag Jr.)
Franco, Serina (Def. Assoc.)
Gay, Dean B. (Stretton, Samuel C.)
Gerome, Monty (Coleman, Joseph L.)
Giles, Charles C. (McCaul, John Francis)
Hargrove, Muhammad (Page, Shawn Kendricks Sr.)
Haynes, David (Def. Assoc.)
Jones, Joshua D. (Boyd, Matthew Christopher)
Mitchum, Silkeem (Def. Assoc.)
Moore, Anthony (Public Defender, Philadelphia)
Mouzon, Jerome (Pileggi, Michael)
Myers, Rayti Alan (Capuano, Gina A.)
Paulson, Jonathan (Def. Assoc.)
Perez, Daniel (Savino, Louis Theodore Jr.)
Purnell, Kameron (Tinari, Eugene P.)
Red, Latronn J. (Yacoubian, George Setrag Jr.)
Smith, Zafir (Geib, Ryan)
Taylor, Richard (Dolfman, Douglas Lee)
Tyler, Robert W. (Def. Assoc.)
Walker, Zunir (Def. Assoc.)
Williamson, Dennis (Def. Assoc.)
Wolfe, Isign (Def. Assoc.)

Room 1102-COVINGTON, J. Ryan, Amir (Def. Assoc.)

Room 1104-T/C ARRAIGNMENTS

Agosto, Sabrina (Def. Assoc.)
Alvarado, Ricardo (Def. Assoc.)
Anderson, Mark (Mischak, David B.)
Arroyo, Alberto (Def. Assoc.)
Aursby-gibson, Shawlon (Def. Assoc.)
Brown, Tyrone (Def. Assoc.)
Carr, Justin (Link, Robert Patrick)
Collins, Narique (Def. Assoc.)
Costello, Jeffrey J. (Perri, Fortunato N. Jr.)
Cox, Amari (Def. Assoc.)
Cross, Deivyyonne (Def. Assoc.)
Dyches, Tyhree (Def. Assoc.)
Edwards, Jehaan (Def. Assoc.)
Giddings, Taneisha (Def. Assoc.)
Gooden, Makhii (Def. Assoc.)
Green, Dahmarr J. (Def. Assoc.)
Green, Rameer Q. (Def. Assoc.)
Guerrero, Aaron (Johnson, Shaka Mzee)
Harris, Crystal L. (Szanto, Jules Norris)
Jones, Mekhi (Def. Assoc.)
Kane, Marlon (Def. Assoc.)
King, Keon (Gamburg, Robert Marc)
Lafferty, Edward V. (Def. Assoc.)
Lynch, Phillip (Def. Assoc.)
Mattuucci, Charles (Glanzberg, David Seth)
Medina, Jose (Def. Assoc.)
Pasqualino, Steve (Amoriello, Gina A.)
Rodriguez, Robert (Def. Assoc.)
Ross, Camrin (Def. Assoc.)
Sarpong, Roland (Def. Assoc.)
Suber, Damon D. (Def. Assoc.)
Thompson, Divida (Def. Assoc.)
Tovar-aguilair, Aimee (Def. Assoc.)
Trindle, Jeffrey (Def. Assoc.)
Tucker, Mariques (Def. Assoc.)
White, Leticia (Def. Assoc.)

Room 1108-GREY, J.(Ex Th,F)

Hernandez, Dario (Ongay, Jose L.)
Mackey, Christopher D. (Def. Assoc.)
Rice, Jameer (Szanto, Jules Norris)

CRIMINAL TRIAL DIVISION

TUESDAY, FEBRUARY 24, 2026

Room 502—KAMAU, J. (M,T Only)

Beasley, Cole (Stenson, Derek Alan)
Beltran, Angel L. (Johnson, Shaka Mzee)
Dorsey, Dwayne (Def. Assoc.)
Estrada, Aaron (Johnson, Shaka Mzee)
Garner, Antonio (Def. Assoc.)
Grazier, Jaden (Latta, Denita Cherell)
Hardy, Montrell (DEFENDER ASSOCIATION)

Harrison, Robert (Def. Assoc.)
Hill, William (Szanto, Jules Norris)
Johnson, Latienta (Jerrehian, Matthew Louis)
Nelson, Melvin (Def. Assoc.)
Olmo, Miguel (Savino, Louis Theodore Jr.)
Reddy, Tashaan (Nascimento, Lucas Tavares)
Regustors, Donta A. (Mann, Jessica Consuela)
Spann, Caroline D. (Def. Assoc.)
Williams, Quantay (Def. Assoc.)

Room 505—PALUMBO, J.

Brown, Taron (Def. Assoc.)
Caruso, Anthony (Palividas, Pantellis)
Caruso, Anthony W. (Palividas, Pantellis)
Cellent, Sophonie (Def. Assoc.)
Chaney, Bill N. (Def. Assoc.)
Coates, Saleem (Def. Assoc.)
Colon, David (Def. Assoc.)
Fisher, Anthony (Def. Assoc.)
Gonzalez, Felisha (Def. Assoc.)
Hickman, Gregory (Kadish, Jason Christopher)
Hickman, Gregory S. (Kadish, Jason Christopher)
Hopkins, Troy (Def. Assoc.)
Johnson, Terrell (Def. Assoc.)
Kane, William (Def. Assoc.)
Kelsey, Michael (Meehan, Edward C. Jr.)
Olaore, Jahaad (Def. Assoc.)
Petty, John (Def. Assoc.)
Sanderson, Thomas (Def. Assoc.)
Sanderson, Thomas M. (Def. Assoc.)
Welburn, Kiarra (Sanita, Amato T.)
Williams, Mendelek S. (Def. Assoc.)

Room 507—CIANFRANI, J. (M,T Only)

Bordley, Jassan (Tinari, Eugene P.)
Gibson, Ernest (Def. Assoc.)
Hall, Kahli (Foster, Edward Joseph)
Mcknight, Omar (Def. Assoc.)
Mephaul, Terrell (Diamondstein, Michael Jay)

Room 601—HAYDEN, J. (Ex Th.,F)

Aikens, Frank (Shaw, Brianna Corine)
Barnes, Semaj (Alva, Jeremy-Evan)
Boone, Stephen (Def. Assoc.)
Carmelo, Raymond (Def. Assoc.)
Corley, Ricky (Mandell, Lee)
Dickerson, Mykale (Def. Assoc.)
Forrest, Elizabeth (Latta, Denita Cherell)
Freeman, Donta (Def. Assoc.)
Gray, Casandra (Def. Assoc.)
Hayes, Spencer (Def. Assoc.)
Hicks, Xavior (Def. Assoc.)
Johnson, Amir (Def. Assoc.)
Jones-smith, Shahiem (Def. Assoc.)
Martin, Lilton (O'Riordan, Daniel John)
Mccoy, Anjhair (Latta, Denita Cherell)
Roussaw, Rasul (Def. Assoc.)
Washington, Sidney (Adams, Mark Wayne Franklin)
Young, Edward (Tarpey, Timothy J.)

Room 602—LIGHTSEY, J. (Ex Th.,F)

Arzeno, Luis V. (Savino, Louis Theodore Jr.)
Brice, Terrell (Mann, Jessica Consuela)
Burke, Elijah (Def. Assoc.)
Fleming, Joseph E. (Def. Assoc.)
Fleming, Joseph E. (Def. Assoc.)
Gonzalez, Osiris (Kenny, Thomas)
Kellam, Robert J. (Raynor, Earl Dubois Jr.)
Leon, Luis (Def. Assoc.)
Nelson, Bryant (Def. Assoc.)
Rehman, Fasal (Datner, Robert Frederick)
Valentine, Terrence (Def. Assoc.)

Room 604—SANTIAGO, J. (Ex Th.,F)

Ali, Azim (Def. Assoc.)
Antonio, Jose (McKenna, Emily Dust)
Clay, Ryan (Solomon, Eric Robert)
Cortez, Nilda (Walker, John Robert)
Douglas, Antoine K. (Def. Assoc.)
Duboise, Shonte (Def. Assoc.)
Golden, Michael (Def. Assoc.)
James, Tasir (McKoy, Tamika T.)
Parks, Devin (Page, Shawn Kendricks Sr.)
Savage, Elvin (Def. Assoc.)
Small, Mikeya (Consadene, Jonathan D.)
Snyder, Rhamier (Def. Assoc.)
Thomas, Brandie (Def. Assoc.)
Thompson, Dejuan (Def. Assoc.)
White, Clifford (Savino, Louis)
Wilson, Raymond (Def. Assoc.)
Young, James (Def. Assoc.)

Room 607—EHRlich, J. (Ex Th.,F)

Barnes, Timothy B. (O'Hanlon, Stephen Thomas)
Correa, Nicholas (Amoriello, Gina A.)
Gosson, Roger W. (Amoriello, Gina A.)
Jenkins, Tariq D. (Himebaugh, Teri B.)
Truesdale, Mack

Room 701—EISENHOWER, J. (Out)

Brown, Bendu (Mann, Jessica Consuela)
Fahy-grover, David (McDermott, Michael I.)
Gordon, Dashawn (Def. Assoc.)
Hutchinson, Darrell T. (Def. Assoc.)
Irby, Tyshan (Def. Assoc.)
Miller-hayman, Basil (Osei, Nana Yaw Adom)
Nash'barr, Zamir H. (Caserio, Christopher B.)
Nieves, Sionals N. (Def. Assoc.)
Rountree, Steven (Def. Assoc.)
Smith, Samantha (Alboun, Samuel)

Room 702—WILLIAMS, J. (Ex Th.,F)

Allen, Amin (Def. Assoc.)
Allen, Amin A. (Def. Assoc.)
Carballo, Felix (Wallace, Hannah N.)
Correa-lemma, Pedro (Savino, Louis Theodore Jr.)
Giblin, Catherine A. (Def. Assoc.)
Harris, Khalil B. (McCrae-Kane, Kendra)
Horeis, David S. (Earl, Douglas)
Langley, Victor (Cameron, Angelo Leroy)
Quick, Duane (Def. Assoc.)
Vasquez, Marino (Fuschino, Richard John Jr.)
Weaver, Derrick (Walker, John Robert)
Williams, Brinae (Def. Assoc.)

Room 704—SABATINA, J. (Ex Th.,F)

Atkins, Garnell R. (Petroni, Anthony J.)
Bibbs, Duquan E. (Def. Assoc.)
Cotton, Kydair A. (Johnson, Shaka Mzee)
De-shields, Michael A. (Kramer, Max Gerson)
Ferguson, Michael (Def. Assoc.)
Ford, Daemir (Def. Assoc.)
Goanue, Gblorkarnue (De Ritis, Joseph Edward)
Haines, Toni (Def. Assoc.)
Harrington, Javon (Def. Assoc.)
Luisa, Luis (Def. Assoc.)
Mcfadden, Jahi (O'Connor, Lawrence J. Jr.)
Montanez, Jose (Kramer, Max Gerson)
Moore, Kevin (McDermott, Michael I.)
Moore, Kharee N. (Def. Assoc.)
Moyett, Iris (Def. Assoc.)
Saddler, Ledrea (Def. Assoc.)
Smith, Sabre S. (Johnson, Shaka Mzee)
Spraggans, Edgar (Def. Assoc.)
Torres-christian, Christian (Colon, Christian)
Warren-mason, Xavier (Marsh, James T.)
Watson, Carl (Amoriello, Gina A.)
Westfield, Eric (Mandell, Lee)

Room 705—STEFANSKI, J. (Ex Th.,F)

Allen, Corry (Def. Assoc.)
Bolling, Qadir (Def. Assoc.)
Cook, Zuri (Def. Assoc.)
Douglas, Anthony (Def. Assoc.)
Ervin, Troy (Fish, Ilon Ross)
Ford, Brett (Def. Assoc.)
Fripps, Naair (Tarpey, Timothy J.)
Grier, William (Shaw, Brianna Corine)
Haywood, Johnnie (Bahuriak, David Stephen Jr.)
Johnson, Ahmir (Palividas, Pantellis)
Johnson, Tyrek (Mischak, David B.)
Kelleywilson, Charles N. (Def. Assoc.)
Lee, Michael (Def. Assoc.)
Macey, Nymeer (Dolfman, Douglas Lee)
Rivera, Eliase O. (Def. Assoc.)
Thompson, David (Def. Assoc.)
Wilkins, Rasul (Def. Assoc.)
William, Dvone (Sanita, Amato T.)

Room 707—CAMPBELL, J. (Ex Th.,F)

Harris-williams, Aykeef (Dolfman, Douglas Lee)
Mccall, Kenneth (Walsh, John M.)
Mccall, Kenneth A. (Walsh, John M.)

Room 802—BRYANT-POWELL, J. (Ex Th.,F)

Ball, Jabril (Abdul-Rahman, Qawi)
Bermudez, Isreal (Def. Assoc.)
Johnson, Dayvion T. (Def. Assoc.)
Johnson, Usufu (Def. Assoc.)
Lee-campbell, Ciani A. (Foster, Edward Joseph)
Nesmith, Wayne (Def. Assoc.)
Ortiz-morales, Raul (Def. Assoc.)
Parker, Allen (Def. Assoc.)
Parsons, Dwayne (Tinari, Eugene P.)
Parsall, Kayela (Cameron, Angelo Leroy)
Reed, Teayone (Def. Assoc.)
Taylor, Dexter (Def. Assoc.)
Urena, Christian (Def. Assoc.)
Welsh, Clayton (Boyd, Matthew Christopher)
Wilson, Tayon (Def. Assoc.)
Wolfe, Krystal M. (Johnson, Shaka Mzee)
Zlatkovskiy, Vyacheslav (Shnyder, Stanislav)

Room 804—SAWYER, J. (M,T Only)

Alejandro, Anthony (Def. Assoc.)
Amaker, Demar (Def. Assoc.)
Banks, Arnold (Def. Assoc.)
Brown, Basil (Def. Assoc.)
Byrd, Daseer (Def. Assoc.)
Camacho, Wilbert (Def. Assoc.)
Carrion, Adrian (Def. Assoc.)
Christian, Aaron (Keenheel, Mark S.)
Concepcion, Uoman (Def. Assoc.)
Davis, John (Def. Assoc.)
Davis, Raymond D. (Def. Assoc.)
Faison, James (Def. Assoc.)
Faulkner, Kenneth (Def. Assoc.)
Figueroa, Jose (Def. Assoc.)
Flores, Alfredo (Def. Assoc.)
Fussell, Jabrell (Def. Assoc.)
Parker, Navin (Def. Assoc.)
Perez, Neimer (Latta, Denita Cherell)
Perkins, William (Def. Assoc.)
Perrillet, Carmelo (Savino, Louis Theodore Jr.)
Ragland, Nymir (Def. Assoc.)
Richardson-bey, Turhan (Latta, Denita Cherell)
Ross, Malik (Def. Assoc.)
Royster, Rasheed (Abdul-Rahman, Qawi)
Santini, Francisco (Def. Assoc.)
Serrano, Jonathan (Def. Assoc.)
Sharp, Anthony (Def. Assoc.)
Smack, Lajuan (Def. Assoc.)
Tellado, Danny (Sciolla, Guy R. II)
Timbers, Amin (Def. Assoc.)
Torres-colon, Walberto (Marsh, James T.)
Vasquez, Daniel (Def. Assoc.)
Washington, John (Def. Assoc.)

Room 805—KING, J. (Ex Th.,F)

Ahmed, Ishaq
Barrett, Christopher
Bookard, Kristopher
Canty-hart, Tyjae
Clark, Whitney A. (Gould, Douglas Thompson)
Claudio, Andre (Def. Assoc.)
Collins, Robert (Def. Assoc.)
Cumba, Carlos
Dominguag, Nestor
Galban, Jose
Galvan, Jose
Gardner, Richard (Clemens, Thomas C.)
Gupton, Nasiem (Def. Assoc.)
Hancock, Tyquise
Harris, Javan (Def. Assoc.)
Harris, Wayne
Johnson, Baseer
Julimice, Rose A. (Def. Assoc.)
Killmaier, Mark (Def. Assoc.)
Kyles, Keshon
Lewis, Lavonya D. (Mann, Jessica Consuela)
Martinez, Jasmin (Def. Assoc.)
Mines, Monica
Palms, Chrystopher (Def. Assoc.)

Perez, Michael (Def. Assoc.)
Ramos, Genesis C. (Def. Assoc.)
Rice, Allen S. (Def. Assoc.)
Roena, Joseph
Rosa-crespo, Luis
Sanchez-torres, Jahn
Skipworth-maxton, Mikal
Slaughter, Nelson (Def. Assoc.)
Stuckey, Nafese (Def. Assoc.)
Suber, Russell
Sullivan, Byron L. (Def. Assoc.)
Thistlewood, Eli K. (Def. Assoc.)
Thompson, Joseph L. (Osei, Nana Yaw Adom)
Turner, Raheem
Tyson, James
Ulmer, Robert (Def. Assoc.)
Valentin, Jonathan
Vives, Jose
Walsh, Katelyn (Def. Assoc.)
Wilson, Lloyd (Def. Assoc.)

Room 807—ANHALT, J. (Ex Th.,F)

Coward, Wallace (Brown, Jerome Michael)

Room 808—WATSON-STOKES, J. (Ex Th.,F)

Ambrosio, Dominick (Def. Assoc.)
Harvey, Tyrik (Def. Assoc.)
Muhammad, Jaffar A. (Def. Assoc.)
Tootle, Aaron (Def. Assoc.)

Room 902—WOELPPLER, J. (M,T Only)

Adams, Michael (Def. Assoc.)
Bailey, Steven M. (Def. Assoc.)
Baker, Dinniar (O'Connor, Lawrence J. Jr.)
Bingham, Jerry (Server, Gary Sanford)
Blanding, Khasan (Def. Assoc.)
Boykin, Reginald (Def. Assoc.)
Brown, Kenneth (Def. Assoc.)
Brown, Vernard (Def. Assoc.)
Burns, Shane (Def. Assoc.)
Capone, Dylan L. (Def. Assoc.)
Comisario, Miguel (Def. Assoc.)
Ferliano, Vincent (Def. Assoc.)
Gonzalez, Edgardo L. (Def. Assoc.)
Graham, Maalik B. (Def. Assoc.)
Gray, Shemar H. (Def. Assoc.)
Greene, Anthony (Def. Assoc.)
Harris, Jahidi (Def. Assoc.)
Holden, James (Def. Assoc.)
Jenkins, Joel (Def. Assoc.)
Jenkins, Marvin L. (Def. Assoc.)
Johnson, Thomas J. (Def. Assoc.)
Jones, Allen (Def. Assoc.)
Keller, Nadirah (Tarpey, Timothy J.)
Lara, Favio (Def. Assoc.)
Lassiter, Wayne (Def. Assoc.)
Lipscomb, Curtis (Def. Assoc.)
Martinez, Jose (Savino, Louis Theodore Jr.)
May, Jason (Def. Assoc.)
Mazeall, Melissa M. (Martino, Andre)
Morgan, Heather (Alboun, Samuel)
Motyka, Christopher (Def. Assoc.)
Nicholson, Gary (Def. Assoc.)
Prentice, Regine (Def. Assoc.)
Price, Jername (Def. Assoc.)
Quintana, Adam (Def. Assoc.)
Ragsdale, George L. (Def. Assoc.)
Reid, Khalil Q. (Def. Assoc.)
Sample, Mia (Def. Assoc.)
Scott, Nasir (Def. Assoc.)
Sessoms, Jamil (Walsh, John M.)
Tippie, William (Def. Assoc.)
Whitfield, Khalif Q. (Def. Assoc.)

Room 905—SHAFFER, J. (Out)

Abdur-rahman, Ramik (Def. Assoc.)
Adams, Kierra (Def. Assoc.)
Angle, Troy (Trimble, Robert Eugene)
Benson, Aris (Def. Assoc.)
Bowles, Markeith (Def. Assoc.)
Bruce, David (Def. Assoc.)
Carter, Zykee (Def. Assoc.)
Collins, Kevin (Def. Assoc.)
Copes, Craig (Def. Assoc.)
Diaz, David (Def. Assoc.)
Doe, John (Def. Assoc.)
Eshiet, Otobong (Def. Assoc.)
Fletcher, Lewis (Def. Assoc.)
Garcia, Juan (Muench, Robert Walter)
Howard, Latrell (Stenson, Derek Alan)
Johnson, Maka (Savino, Louis Theodore Jr.)
Jones, Lawrence (Def. Assoc.)
Nazario, Noel (Def. Assoc.)
Ostrovskiy, Taras (Def. Assoc.)
Perkins, Maurice (Def. Assoc.)
Robinson, Sybir (Def. Assoc.)
Santiago, Nicholas (Def. Assoc.)
Shields, Michael (Def. Assoc.)
Strjute, Evens (Hoey, Christian J.)
Thomas, Kyle (Seay, Geoffrey Vincent)
Watson, Ernest (Def. Assoc.)
West, Malik (Def. Assoc.)
Yenglee, Karnnah (Def. Assoc.)

Room 907—O'KEEFE, J.

Carlton, Tymee (Walker, John Robert)
Cave, Jamal (Def. Assoc.)
Cooks, Jovon (Def. Assoc.)
Dorsey, Nathaniel (Wimmer, Lauren A.)
Evans, Alexis C. (Mandell, Lee)
Hernandez, Richard (Chisholm, Walter C.)
Hodges, Myson (Savino, Louis Theodore Jr.)
Johnson, Khyeir (Def. Assoc.)
Johnson, Tyree Z. (Peruto, A. Charles Jr.)
Knapp, Joseph (Def. Assoc.)
Perry, Charles (McDermott, Michael I.)
Prince, Makhya (Rainey, Debra Denise)
Ravenell, Amanda F.
Richmond, Jahli (Levin, Andrew Joseph)
Robinson-moore, Zahira (Def. Assoc.)
Whitney, Sifea (O'Connell, James J.)
Yisrael, Yasiyah (McCaul, John Francis)
Zaliwciw, Antonio (Savino, Louis Theodore Jr.)

Room 908—BRANDEIS-ROMAN, J. (Ex Th.,F)

Castle, James (Mischak, David B.)
Daughtry, Lawrence (Def. Assoc.)
Dixon, Joseph (McMahon, John J. Jr.)
Evans-holmes, Sabree (Def. Assoc.)
Hackney, William D. (Def. Assoc.)
Harrison, Selina C. (Def. Assoc.)
Hernandez-franco, Francisco (Savino, Louis Theodore Jr.)

Kellenberger, John (Def. Assoc.)
Nichols, Tyreek K. (Def. Assoc.)
Tejeda, Elizabeth (Kadish, Jason Christopher)
Torrez, Anyelo (Savino, Louis Theodore Jr.)
Williams, Maurice L. (Def. Assoc.)

Room 1001—SHULTZ, J. (See 708)(Ex Th.,F)

Baker, Matthew (Def. Assoc.)
Brown, Calvin (Foster, Edward Joseph)
Carter, Fred (Epstein, Jules)
Caufield, Ernest (Barrish, David W.)
Claiborne, Junius (Wimmer, Lauren A.)
Clark, Saeed (Barrish, David W.)
Devine, Ryan (Himebaugh, Teri B.)
Fisher, Richard T. (Sigman, Scott Philip)
Gillard, Anthony (Foster, Edward Joseph)
Grier, Eric J. (O'Hanlon, Stephen Thomas)
Hall, Robert (Brown, Jerome Michael)
Hesden, Carlton (Sobel, Jonathan J.)
Holden, Mustafa (Stenson, Derek Alan)
Howard, Ford (Pileggi, Michael)
Kennedy, Andrew (Seay, Geoffrey Vincent)
Mapp, Steven (McDermott, Michael I.)
Mckelvie, Darrell N. (Waterman, Clayton Don)
Men, David (Coleman, Thomas Francis)
Moore, Rodney D. (Himebaugh, Teri B.)
Murphy, Craig (Stewart, Loren Dougherty)
Nifas, Rasheen (Himebaugh, Teri B.)
Parker, Clifton (Sanghi, Nilam Ajit)
Rios, Emanuel (Silverman, Daniel)
Rosario, Jose L. (Brown, Jerome Michael)
Sanders, J. T. (Turner, Dennis Irwin)
Shabazz, Wali (Foster, Edward Joseph)
Spencer, Christopher (Marroletti, John A.)
Tisdell, Ishmael A. (Barrish, David W.)
Turner, Shawn R. (Foster, Edward Joseph)
Washington, Jasper (Pileggi, Michael)
Washington, Michael (Seay, Geoffrey Vincent)
William, Eric (Stenson, Derek Alan)
Williams, Bertram (Pomerantz, Michael D.)
Willis, Christophe (Foster, Edward Joseph)

Room 1002—TAYLOR-SMITH, J.(See 508)(Out)

Nathan, Ty (Def. Assoc.)
Ortiz, Raynaldo (Yacoubian, George Setrag Jr.)
Shaw, Kalif (De Ritis, Joseph Edward)

Room 1004—GAGNON (T,W,Th Only)(See 605)

Barnes, Denzell M. (Def. Assoc.)
Bueford, Janiqua M. (Def. Assoc.)
Coles, Hakim T. (Def. Assoc.)
Elliot, Samuel (Def. Assoc.)
Georges, Graydson (Adams, Mark Wayne Franklin)
Gorbaty, Ilan (Def. Assoc.)
Henry, Lynnell (Def. Assoc.)
Hofkin, Michael (Def. Assoc.)
Julien, Roody (Def. Assoc.)
Mcneil, Erik (Def. Assoc.)
Moore, Keyon (Def. Assoc.)
Paatel, Parth (Def. Assoc.)
Pellacerr, Carlos (Def. Assoc.)
Reyes, John (Turner, Alexandre Neuerburg)
Sykes, James (Def. Assoc.)
Trinidad, Ian (Def. Assoc.)

Room 1005—GIBBS, J. (Ex Th.,F)(See 1105)

Ayala, Rafael (Def. Assoc.)
Beatty, David (Def. Assoc.)
Bierly, Ryan (Gessner, Scott)
Black, Jesse (Def. Assoc.)
Brown, Qwameir (Def. Assoc.)
Brown, Sadiyyah (Def. Assoc.)
Bullard, Kenneth (Def. Assoc.)
Bussey, Kenneth (Def. Assoc.)
Call, Daniel (Def. Assoc.)
Carrington, Joseph E. (Def. Assoc.)
Clark, Saadiq (Def. Assoc.)
Colon, Stephanie (Def. Assoc.)
Cruz, Emmanuel (Def. Assoc.)
Curry, Omar (De Ritis, Joseph Edward)
Dandridge, Sabree (Doherty, Patrick Thomas)
Dixon-spence, Tina (Coble, Richard P.)
Ebah, Yaheemah (Def. Assoc.)
Evans, Thomas (O'Donnell, Joseph H. Jr.)
Fields, Kindell (Def. Assoc.)
Freeman, Jimmyra (Def. Assoc.)
Gonzalez, Ivan (Def. Assoc.)
Height-lee, Rashann (Mann, Jessica Consuela)
Henry, Rasheeda L. (Def. Assoc.)
Holland, James (Def. Assoc.)
Howard, Brandon (Def. Assoc.)
Howard, Kaim (Def. Assoc.)
Jackson, Jermain (Birley, Kevin Thomas)
James, Corey (Def. Assoc.)
Jenkins, Jamal (Def. Assoc.)
Jenkins, Qumere B. (Def. Assoc.)
Johnson, Kenneth (Def. Assoc.)
Johnson, Kiana (Alboun, Samuel)
Johnson, Lashai (Giuliani, Richard J.)
Jones, Luqman (Piccarreto, Marisa Anne)
Keyser, John (Def. Assoc.)
Kitchen, Enajah (Yacoubian, George Setrag Jr.)
Lopez, Carlos (Def. Assoc.)
Marrow, Kareem S. (Def. Assoc.)
McMillion, Tahjir (Stern, Douglas Nathaniel)
Mcsorley, Francis (Def. Assoc.)
Moragne, Jamaal (Def. Assoc.)
Munoz, Julia (O'Donnell, Joseph H. Jr.)
Orkowski, Ludwig (Def. Assoc.)
Parker, Dajhe (Def. Assoc.)
Peraza, Teofilo (Def. Assoc.)
Piliero, Frank (Def. Assoc.)
Reddy, Salahudin V. (Def. Assoc.)
Riggs, Michael (Def. Assoc.)
Riggs, Michael V. (Def. Assoc.)
Rivera, Bennie (Def. Assoc.)
Royster, Trinity (Major, Rania Maria)
Royster, Tyree (Def. Assoc.)
Rudd, Clifton (Def. Assoc.)
Rushin, Aaron (Def. Assoc.)
Salgado, Hisméal (Def. Assoc.)
Schofield, Devon A. (Bonner, James Henderson)
Sheevers, Brian P. (Def. Assoc.)
Shoemake, Gordon (Def. Assoc.)
Smith, Wilfred (Savino, Louis)
Toliaferro, Zahiem (Def. Assoc.)
Turner, Tahsir (Jerrehian, Matthew Louis)
Washington, Haleef (Hagarty, Matthew Sherman)
Wilkinson, Jahmir M. (Stenson, Derek Alan)
Williams, Dawald (Def. Assoc.)

Williams, Tyree (Def. Assoc.)
Wilson, Antoine (Def. Assoc.)
Wilson, Isaiah (Def. Assoc.)
Wilson, Kaseem (Def. Assoc.)

Room 1007—KYRIAKAKIS, J. (See 608)(Ex TH.,F)

Clee, Robert (Sedacca, Matthew Paul)
Maldonado, Hector (Brown, Jerome Michael)
Pitts, Derrick (Def. Assoc.)
Rudolph, James H. (O'Connor, Lawrence J. Jr.)

Room 1101—S. JOHNSON, J. (Ex TH.,F)

Artis, Jerome (Gamburg, Robert Marc)
Delarosa, Manuel (Def. Assoc.)
James, Hiram (Def. Assoc.)
Johnson, Joshua (Piccarreto, Marisa Anne)
Jones, Haneif (Def. Assoc.)
Kelly, Leonntaye (Savino, Louis)
Oliver, Dayvion (Def. Assoc.)
Oliver, Dayvion L. (Def. Assoc.)
Parker, Raven (Humble, Brian Francis)
Simmons, Elijah (Def. Assoc.)
Walker, Andrew (Abdul-Rahman, Qawi)
Walski, Iwona (Slaven, Ryan Patrick)
Walski, Jozef (Fish, Illon Ross)
White, Donta (Raynor, Earl Dubois Jr.)
Yakseem, Aziz (Def. Assoc.)

Room 1104-T/C ARRAIGNMENTS

Aquino, Luis A. (Def. Assoc.)
Bailey, Niliha (Def. Assoc.)
Bailey-marks, Saïre (Def. Assoc.)
Baker, Hafeez (Burrows, William Gordon)
Bush, Darrell (Def. Assoc.)
Cepero, Yajaira (Def. Assoc.)
Church, Leo (Def. Assoc.)
Collins, James (Def. Assoc.)
Dela-rosa, Miguel (Capek, Justin Charles)
Fortune, William (Def. Assoc.)
Funderburk, Tavaughn (Def. Assoc.)
Gruber, Jessica (Pagano, Gregory Joseph)
Lane, Amir (Def. Assoc.)
Marks, Ronnell (Meenan, Conor Liam)
Martínez, Destiny (Tarpey, Timothy J.)
Morocco, Bryan (Stern, Douglas Nathaniel)
Navarrette, David A. (Lang, Paul Gregory)
Nxon, To (Savino, Louis Theodore Jr.)
Pagano, Luis F. (Capek, Justin Charles)
Payton, James (Def. Assoc.)
Rivera, Wanda (Def. Assoc.)
Rodriguez, Javier (Def. Assoc.)
Santiago-san, Miguelzul (Major, Rania Maria)
Sap, David (Def. Assoc.)
Sassany, Ryan (Def. Assoc.)
Shen, Yukang (Pagano, Gregory Joseph)
Terry, James (Kenny, Thomas)
Vessels, Quahem D. (Def. Assoc.)
Williams, Michael (Def. Assoc.)
Williams, Shawn (Def. Assoc.)
Yu, Jinfen (Auspitz, Charles)

Room 1108—GREY, J. (Ex TH.,F)

Cleverin, Gilbert (Piccarreto, Marisa Anne)
Corallo, John (Def. Assoc.)
Jones, Tyler (Def. Assoc.)
Shedrick, Dewayne (Def. Assoc.)
Spencer, Mark (O'Connor, Lawrence J. Jr.)

Weightman, Cheryl (Def. Assoc.)

MUNICIPAL COURT

CIVIL LISTINGS

**MONDAY, FEBRUARY 23, 2026
2—DAVIDSON, J. 9:15 A.M.**

- 1 Light Up Gold LLC v. Hima
- 2 PROGRESSIVE ADVANCED INSURANCE COMPANY v. THOMPSON
- 3 Summers-Couch v. Gamburg
- 6 Charles v. Lemar
- 7 Juca Munoz v. Dobrunzecheverria
- 9 Reynolds v. Ali
- 10 Castellanos v. Manuel Ruiz
- 11 Fabrizio v. Roth
- 12 Total Home Inspection Inc v. Bowman
- 13 Abraham v. Hall Hassett
- 14 Unlimited Restoration Specials v. Tower Investments Inc.
- 15 Saville v. Moyer
- 16 Pagan v. Gonzalez
- 17 Hall v. Discover Travel & Shipping Co.
- 18 Glover v. Widmayer
- 19 Jackson v. Williams
- 20 Moore Jr. v. Howard
- 21 Johnson v. Castor Cleaners
- 22 Reddy v. Schoolfield
- 23 Laws v. Thomas
- 24 FDM Mobile Welding LLC v. Handy Solutions LLC
- 25 Hancock v. Fiverr Inc.
- 27 Pratt v. WSFS Bank
- 28 Smalls v. Morrison
- 29 Cheung v. Minkoff
- 30 Eagle Check Cashing LLC v. Philly's Best Steak Co In
- 31 Eagle Check Cashing LLC v. USW Local 286
- 33 Bouseman v. Elliott

3—HOPE, J. 8:45 A.M.

- 1 FOUNTAIN 2020 LLC v. Darden
- 2 Davidowicz v. Bolden
- 3 L3C ALDEN PARK APARTMENTS LLC v. Hudson
- 4 HERITAGE ASSOCIATES v. WILLIAMS
- 5 KPOD I LLC v. Northington
- 6 PRCP- PHILADELPHIA INVESTMENT v. YANG
- 7 Flores v. Batista Reynoso
- 8 222 W RITTENHOUSE SQUARE ASSOCIATES LLC v. SMITH
- 9 King v. JONES

08:30 AM

- 1 Questembert v. Rivera
- 2 Crespo v. Morales and all others
- 3 Millenium Development LLC v. Haynesworth
- 4 iss investments llc v. POMPEY
- 5 S3 Enterprises LLC v. Ward
- 6 2441 W Harold Street LLC v. Carter
- 7 REKR LLC v. JR
- 8 iss investments llc v. POMPEY
- 9 WISSAHICKON APARTMENTS LLC v. JOHNSON
- 10 WISSAHICKON APARTMENTS LLC v. JOHNSON

- 11 Marsden Place LLC v. SMITH
- 12 Henry on the Park LLC v. Hill
- 13 Henry on the Park LLC v. Thornton
- 14 Henry on the Park LLC v. Roper
- 15 WOODSPRINGSUITES PHILADELPHIA NORTHEAST v. CARTER
- 16 Philadelphia Home Rentals LLC v. HOUSER
- 17 GPX FT APARTMENT PROPERTIES LP v. ALSHEHRI
- 18 Loughlin v. Hobbs
- 19 Niman v. Burgos
- 20 CHELTENHAM STATION APARTMENTS LP v. WILLIAMS
- 21 Joseph Steiner v. JORDAN
- 22 CUTLER & CUTLER LP v. Tiberice
- 23 GALMAN RED LION 2012 LP v. Gafurov
- 24 Henry on the Park LLC v. Humphrey
- 25 Jean v. Wagner
- 26 Platinum Roof Properties LLC v. Ruggeri
- 27 Moore Properties LTD v. Blake
- 28 CPI-APG THE COMMONWEALTH VENTURE v. BAILEY
- 29 SINGHAL v. Traynham
- 30 SINGHAL v. Oliphant
- 31 Metal Group, Inc. v. Dawson
- 32 Metal Group, Inc. v. Fletcher
- 33 5001 UMBRIA PARTNERS LLC v. PHILLIPS
- 34 AVENUE APARTMENTS LLC v. BREEDEN
- 35 MT. AIRY MANOR 2004 LP v. WILLIAMS
- 36 OXFORD TOWER APARTMENTS LP v. WILLIAMS
- 37 WYNNEFIELD TERR ASSOC v. NEAL
- 38 WYNNEFIELD TERR ASSOC v. YOUNG
- 39 Oxford Gardens LLC v. YOUNG
- 40 2601 POPLAR OZ LLC v. MENDEZ
- 41 BELMONT AFF HGS V LP v. MCGILL
- 42 200 West Washington Square, LLC v. DeLima
- 43 Metal Group, Inc. v. Scott
- 44 Silver Street Ventures LLC v. Outlaw
- 45 MAOIN PARTNERS LLC v. HOUSING INC.
- 46 Jin Xiang Huang v. ABOTSI
- 47 Property Kingz LLC v. TAYLOR
- 48 AVENUE APARTMENTS LLC v. MITCHELL
- 49 RSW PREMIER HOLDINGS LLC v. RAGLAND
- 50 RSW PREMIER HOLDINGS LLC v. BUCHHEIM
- 51 OAKLEY EQUITIES v. DUNCAN
- 52 PETONI 2024 LLC v. SHAMSHIEV
- 53 ER UC Flats LLC v. SCOTT
- 54 AIMCO CHESTNUT HALL LP v. QIAN
- 55 SPRAGUE COURT APT LLC v. CHAMPAGNE
- 56 Revere Terrace LLC v. McKernan
- 57 GALMAN ALGON 2018 LP v. Moorser
- 58 BW Property Owner LLC v. Holland
- 59 2301 JFK Owner LP v. Brill
- 60 510 BROAD JV LLC v. TOVAR PEREZ
- 61 WESTFIELD PARTNERS v. Harris
- 62 Scully Blythwood Investor LLC v. Price
- 63 MMT Philly LLC v. SHAW
- 65 N 7th St Rentals LLC v. Colon
- 66 1425 CAMBRIDGE STREET OWNER LLC v. Colquhoun
- 67 OVERBROOK APARTMENTS LLC v.

- Dandridge
- 68 Nguyen v. Jachin
- 69 Nguyen v. Tilghman
- 70 5IVE MIRACLES LLC v. Marsett
- 71 Scannell v. Simon
- 73 Olatunmbi v. Itaman
- 74 Harley v. Fidler Properties
- 75 Lopez v. OCF Realty, LLC

4—TO BE ASSIGNED 9 A.M.

- 1 City Of Phila.: Dept. Of L&I v. SHUTI
- 2 City Of Phila.: Dept. Of L&I v. Abreu
- 3 City Of Phila.: Dept. Of L&I v. Colon
- 4 City Of Phila.: Dept. Of L&I v. Fan
- 5 City Of Phila.: Dept. Of L&I v. Rise High Holdings LLC
- 6 City Of Phila.: Dept. Of L&I v. Hendricks
- 7 City Of Phila.: Dept. Of L&I v. HQJ Property Investments LLC
- 8 City Of Phila.: Dept. Of L&I v. FERKO
- 9 City Of Phila.: Dept. Of L&I v. 216 SOMERSET CO
- 10 City Of Phila.: Dept. Of L&I v. Purnell
- 11 City Of Phila.: Dept. Of L&I v. LLC
- 12 City Of Phila.: Dept. Of L&I v. LLC
- 13 City Of Phila.: Dept. Of L&I v. NARCISCO
- 14 City Of Phila.: Dept. Of L&I v. JESSICA
- 15 City Of Phila.: Dept. Of L&I v. VON LOUHR-II LP
- 16 City Of Phila.: Dept. Of L&I v. CHRISTOS
- 17 City Of Phila.: Dept. Of L&I v. VENTURA DOMINGA MARTINEZ
- 18 City Of Phila.: Dept. Of L&I v. CHEN AIMING
- 19 City Of Phila.: Dept. Of L&I v. HAO
- 20 City Of Phila.: Dept. Of L&I v. OPPORTUNITIES FOR THE AGING HOUSING CORPORATION II
- 21 City Of Phila.: Dept. Of L&I v. PHILIPPIAN GARDENS INC.
- 42 City Of Phila.: Dept. Of L&I v. 4403 Main Street LP
- 49 City Of Phila.: Dept. Of L&I v. WEST DONOVAN S
- 50 City Of Phila.: Dept. Of L&I v. J&W INVESTMENT LLC
- 51 City Of Phila.: Dept. Of L&I v. BAEZ CLAUDIO RODRIGUEZ
- 52 City Of Phila.: Dept. Of L&I v. Pries
- 53 City Of Phila.: Dept. Of L&I v. Thomas
- 54 City Of Phila.: Dept. Of L&I v. FARID
- 55 City Of Phila.: Dept. Of L&I v. TIEN
- 56 City Of Phila.: Dept. Of L&I v. LLC
- 57 City Of Phila.: Dept. Of L&I v. LLC
- 58 City Of Phila.: Dept. Of L&I v. LLC
- 59 City Of Phila.: Dept. Of L&I v. VIXAMAR THONY
- 60 City Of Phila.: Dept. Of L&I v. LOPEZ ALEXANDER GUZMAN
- 61 City Of Phila.: Dept. Of L&I v. Inc
- 62 City Of Phila.: Dept. Of L&I v. LLC
- 63 City Of Phila.: Dept. Of L&I v. RAYDA
- 64 City Of Phila.: Dept. Of L&I v. ANIBAL
- 65 City Of Phila.: Dept. Of L&I v. KAUFMANN KELLY ANN
- 66 City Of Phila.: Dept. Of L&I v. Gao
- 67 City Of Phila.: Dept. Of L&I v. HAG
- 68 City Of Phila.: Dept. Of L&I v. Strzeminska
- 69 City Of Phila.: Dept. Of L&I v. Min
- 70 City Of Phila.: Dept. Of L&I v. Brown
- 71 City Of Phila.: Dept. Of L&I v. LORENZO JEALINE

- 72 City Of Phila.: Dept. Of L&I v. QUI
- 74 City Of Phila.: Dept. Of L&I v. LLC
- 75 City Of Phila.: Dept. Of L&I v. NIR
- 76 City Of Phila.: Dept. Of L&I v. KIM JOSEPH
- 77 City Of Phila.: Dept. Of L&I v. LLC
- 78 City Of Phila.: Dept. Of L&I v. STEFAN
- 79 City Of Phila.: Dept. Of L&I v. LLC
- 80 City Of Phila.: Dept. Of L&I v. SARINA
- 81 City Of Phila.: Dept. Of L&I v. JILLIAN
- 82 City Of Phila.: Dept. Of L&I v. DESHIELD CECELIA
- 83 City Of Phila.: Dept. Of L&I v. Nieves

10 A.M.

- 1 City of Philadelphia: Department of Public Health, v. Super Auto Center, Inc.

5—TWARDY, J. 9 A.M.

- 1 Forsythe Finance, LLC v. Jones
- 2 Forsythe Finance, LLC v. Sisaber
- 3 Troy Capital, LLC v. Robinson
- 4 DISCOVER BANK v. BYARD
- 5 TD BANK USA, N.A. v. MCCALLUM
- 6 DISCOVER BANK v. TORRES
- 7 CAPITAL ONE , N.A. v. BYARD
- 9 DISCOVER BANK v. JOHNSON
- 10 Velocity Investments, LLC v. Palmer
- 11 Velocity Investments, LLC v. Favors
- 12 Synchrony Bank v. HARRIS
- 13 DISCOVER BANK v. RIZHAMADZE
- 14 DISCOVER BANK v. NORMAN
- 15 DISCOVER BANK v. HURDLE
- 20 Velocity Investments, LLC v. Freeman
- 41 DISCOVER BANK v. WALKER
- 53 Portfolio Recovery Associates, LLC v. Dixon
- 55 Velocity Investments, LLC v. Loney
- 60 Drexel University v. Hernandez
- 61 CKS Prime Investments, LLC v. Williams Sr
- 62 CKS Prime Investments, LLC v. Walker
- 63 Velocity Investments, LLC v. Cannon
- 65 CKS Prime Investments, LLC v. Barnes II
- 66 CKS Prime Investments, LLC v. Robinson
- 67 CKS Prime Investments, LLC v. McMillion
- 68 CKS Prime Investments, LLC v. Graham
- 70 CKS Prime Investments, LLC v. Smith
- 71 CKS Prime Investments, LLC v. Celoy
- 72 CKS Prime Investments, LLC v. Curry
- 73 Velocity Investments, LLC v. Yi
- 74 Velocity Investments, LLC v. Hines
- 75 CKS Prime Investments, LLC v. Eiler
- 76 Velocity Investments, LLC v. Sponburgh
- 78 Velocity Investments, LLC v. Johnson
- 79 Velocity Investments, LLC v. Vazquez
- 80 Velocity Investments, LLC v. McCray
- 81 Velocity Investments, LLC v. Henry
- 82 Velocity Investments, LLC v. Kipervasser
- 83 Velocity Investments, LLC v. Johnson
- 84 Velocity Investments, LLC v. Murray
- 85 Velocity Investments, LLC v. Drayton
- 86 Velocity Investments, LLC v. Corcoran
- 89 Velocity Investments, LLC v. Fonseca
- 91 Velocity Investments, LLC v. Burton
- 92 Portfolio Recovery Associates LLC v. Ruffin
- 93 CAPITAL ONE NA SUCCESSOR BY MERGER TO DISCOVER BAN v. SANDY
- 94 CAPITAL ONE NA SUCCESSOR BY MERGER TO DISCOVER BAN v. OWENS
- 95 Westlake Services LLC v. De Oliveria
- 96 CAPITAL ONE, N.A. v. OTERO
- 97 CAPITAL ONE, N.A. v. FELDER

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98 NewLane Finance Company v. Collins
99 NewLane Finance Company v. Jimenez
116 CROWN ASSET MANAGEMENT, LLC
v. BOYD-WINDER
117 CROWN ASSET MANAGEMENT, LLC
v. TAYLOR
118 LVNV FUNDING, LLC v. HAYES-
DOUGLAS
119 AmeriCredit Financial Services, Inc., dba
GM Finan v. COLON
120 AmeriCredit Financial Services, Inc., dba
GM Finan v. WILLIAMS
121 TD BANK USA NA v. WILSON
122 TD Bank USA, N.A., as successor in interest
to Tar v. JOHNSON
123 TD Bank USA, N.A., as successor in interest
to Tar v. ALEKSIEJEWICZ
124 LVNV FUNDING, LLC v. AVERY
125 LVNV FUNDING, LLC v. DAVIS
126 Synchrony Bank v. ABITOV
127 Synchrony Bank v. MCKAY
128 Synchrony Bank v. MOODY
129 Synchrony Bank v. FLIPPEN
130 Synchrony Bank v. HALL
131 Synchrony Bank v. IMRAN
132 Synchrony Bank v. JEFFCOAT
133 Synchrony Bank v. HAMILTON
134 Midland Credit Management, Inc. v.
YANEZ
136 LVNV FUNDING, LLC v. KING
137 LVNV FUNDING, LLC v. RAMIREZ
138 LVNV FUNDING, LLC v. MURPHY
139 LVNV FUNDING, LLC v. BIRCH
140 LVNV FUNDING, LLC v. TORRES
141 LVNV FUNDING, LLC v. JAMES
142 LVNV FUNDING, LLC v. BROWN
143 LVNV FUNDING, LLC v. CARSWELL
144 LVNV FUNDING, LLC v. CARRASCO
145 LVNV FUNDING, LLC v. HEROLD
146 LVNV FUNDING, LLC v. EDWARDS
147 LVNV FUNDING, LLC v.
LEATHERBURY
149 LVNV FUNDING, LLC v. YOUNGER
150 LVNV FUNDING, LLC v.
LEATHERBURY
151 LVNV FUNDING, LLC v. GRANT
152 LVNV FUNDING, LLC v. GRAYSON
153 LVNV FUNDING, LLC v. JAMES
154 LVNV FUNDING, LLC v. BRUNSON
155 LVNV FUNDING, LLC v. WILLIAMS
156 LVNV FUNDING, LLC v. TUSTIN
157 LVNV FUNDING, LLC v. DAVIS
158 LVNV FUNDING, LLC v. MAO
159 LVNV FUNDING, LLC v. CAMDEN
160 LVNV FUNDING, LLC v. MARTINEZ
161 LVNV FUNDING, LLC v. MARTINEZ
162 LVNV FUNDING, LLC v. NEAL
163 LVNV FUNDING, LLC v. WARNER
164 LVNV FUNDING, LLC v. TRIGO
166 LVNV FUNDING, LLC v. TRIGO
167 LVNV FUNDING, LLC v. COMPTON
168 LVNV FUNDING, LLC v. KELLY
169 LVNV FUNDING, LLC v. PRASETYO
170 LVNV FUNDING, LLC v. CLARK
171 LVNV FUNDING, LLC v. COLON
172 LVNV FUNDING, LLC v. MARTINEZ
173 CAPITAL ONE, N.A., SUCCESSOR BY
MERGER TO DISCOVER v. MATOS
174 LVNV FUNDING, LLC v.
MULHOLLAND
175 LVNV FUNDING, LLC v. DICESARE
176 LVNV FUNDING, LLC v. HILL
177 LVNV FUNDING, LLC v. RODRIGUEZ
178 LVNV FUNDING, LLC v. ROBINSON
179 LVNV FUNDING, LLC v. LEWIS
180 LVNV FUNDING, LLC v. LINDER
181 LVNV FUNDING, LLC v. MANIGAUULT
182 LVNV FUNDING, LLC v. BANSE
183 LVNV FUNDING, LLC v. SOTO
184 LVNV FUNDING, LLC v. JONES
185 LVNV FUNDING, LLC v. JONES-
QUICK

6—TWARDY, J. 9:15 A.M.

1 DISCOVER BANK v. WILLIAMS
2 DISCOVER BANK v. BROWN
3 DISCOVER BANK v. BARR
4 DISCOVER BANK v. REID
5 DISCOVER BANK v. GAYNOR
6 DISCOVER BANK v. MCGEE
7 DISCOVER BANK v. TOURE
8 LVNV FUNDING, LLC v. WOMACK
9 DISCOVER BANK v. CARNAGAY
10 DISCOVER BANK v. GLASGOW
11 Domanski v. Barnowski
12 ABSOLUTE RESOLUTIONS
INVESTMENTS LLC v. JONES
13 CROWN ASSET MANAGEMENT, LLC
v. FOREMAN
15 Empire Healthcare Systems, Inc. v.
Blackstone
17 Johnson v. Penn Dental Medicine
18 Anderson v. Marks
19 Harrison v. Real ES Holdings LLC
20 James-Goff v. Mayers
21 LeSane v. Mosley
22 Tebbal v. Izem Auto LLC

406—TO BE ASSIGNED 10:30 A.M.

1 Brunson v. Lawrence
2 Figueroa v. Venango
3 Oates v. Greer

600—TO BE ASSIGNED 9 A.M.

1 Nguyen v. Phan

COURT OF APPEALS

NOT PRECEDENTIAL OPINIONS FILED

FEBRUARY 19, 2026

PER CURIAM

In Re: Michael Allen Moorefield, II; 25-3244;
judgment of the district court affirmed.

PER CURIAM

Joseph Pilchesky v. Michelle Henry; 25-1811;
judgment of the district court affirmed.

BY MATEY, J.

Edwin Leon v. Nehama Hanoch; 25-1240;
judgment of the district court affirmed.

BY CHAGARES, J.

Elijah White v. Jason Walsh; 24-2981; judgment
of the district court affirmed.

BY HARDIMAN, J.

USA v. Jose Charriez; 24-2964; judgment of the
district court affirmed.

DISTRICT COURT

MEMORANDA AND ORDERS

FEBRUARY 18, 2026

BY MURPHY, J.

Mendoza v. Dietz & Watson, Inc.; 24-2536; No
reasonable jury could sustain Ms. Mendoza's
claims. The evidence identified by Ms. Mendoza
— as well as the broader record — is too attenu-
ated, speculative, and unclear to advance the
claims Ms. Mendoza has brought. Accordingly,
we grant Dietz's motion for summary judgment
in its entirety. All of Ms. Mendoza's claims are
dismissed.

BY MURPHY, J.

Wade v. Philadelphia Department of Prisons
et al; 25-2063; No reasonable jury could sus-
tain Ms. Mendoza's claims. The evidence iden-
tified by Ms. Mendoza — as well as the broader
record — is too attenuated, speculative, and
unclear to advance the claims Ms. Mendoza has
brought. Accordingly, we grant Dietz's motion
for summary judgment in its entirety.

BY MURPHY, J.

Follett v. Philadelphia Department of Prisons;
26-214; Since he asserts that he had a bottom
bunk pass and the two Correctional Officers
were deliberately indifferent to his need for a
bottom bunk due to his status as an alleged sex
offender, which resulted in his fall and assault
by his cellmate, the court will direct the Clerk
to add Correctional Officers Bradford and
Cashmir as named defendants and direct service
of the complaint for a responsive pleading.

BY HENRY, J.

United States of America v. Jackson; 24-3406;
For the reasons discussed more fully above,
default judgment is entered against Dana
Jackson in the amount of \$107,498.50.

BY SITARSKI, J.

Elizabeth McNulty v. Frank Bisignano; 25-315;
It is well-settled that no single Poulis factor is
dispositive, and not all the Poulis factors need
to be satisfied in order to dismiss a complaint.
See Briscoe, 538 F.3d at 263. Here, the pre-
judice to the commissioner, Plaintiff's history of
dilatatoriness, her willful course of conduct, and
the unavailability of alternative sanctions weigh
in favor of dismissal.

BY WEILHEIMER, J.

Pedro Nahum Cibrian Matute v. J.L. Jamison,
et al.; 25-7093; The target was moved twice
to attempt to justify Petitioner's illegal deten-
tion—first, when Respondents tried to detain
him under Section 1225, and second, when the
Immigration Judge retroactively applied the
LRA. But our Constitution is not so indetermi-
nate that it can be painted to Government's
liking.

BY KENNEY, J.

Owen v. Audubon Field Solutions, LLC;
25-070; For the foregoing reasons, Defendant's
Motion to Quash (ECF No. 1) is granted, and
the Court will quash the subpoena served on
Cozen O'Connor on December 3, 2025.
The Court will deny Defendant's request for
attorney's fees.

BY SCHMEHL, J.

Parker v. Commonwealth of Pennsylvania;
26-837; Parker is warned that there are seri-
ous consequences of filing a habeas petition,
which are explained in the Court's forms. The
Court will provide Parker with the appropriate
forms and direct him to review the instructions
carefully and to return only one of them or to
withdraw this action.

BY GALLAGHER, J.

Liberio v. Stadium Casino Re LLC et al;
25-6528; For the foregoing reasons, Plaintiff's
Motion to Remand (ECF No. 11) is
GRANTED in part.

CIVIL ACTIONS

The defendant's name appears
first, followed by the name of the
plaintiff, the number, the nature of
the suit and the name of plaintiff's
attorney.

FEBRUARY 19, 2026

Central Transport North America,
Inc.; Central Transport LLC--Rodney
Phath; 24-00681; Diversity; J.R. Padova.
JL Jamison; David O'Neill; Todd Lyons; Kristi
Noem; US Department of Homeland
Security; Pamela Bondi--Aslanbek Baskaev;
26-01053; U.S. Government Defendant; K.B.
Hodge.

Metropolitan Waste Service,
Inc.; Metropolitan Waste Systems Inc--
Tyki Johnson; 26-01056; Fed. Question.
VisionQuest National Ltd.--Courtney
Destouet; 26-01059; Diversity.
The Travelers Home and Marine Insurance
Company--Nicholas Fantini; Lorie Fantini;
26-01060; Diversity.

VisionQuest National, Ltd.--Keith White;
26-01061; Diversity.
VisionQuest National Ltd.--Ashley Baldwin;
26-01062; Diversity.

Jane Doe Security Guard; William Miles; Justin
Thomas; Lower Moreland Township School
District--Ava Vona; 26-01063; Fed. Question.

Frank Bisignano--Thomas Bradley Davis;
26-01064; U.S. Government Defendant.

J. L. Jamison; Michael T. Rose; Kristi
Noem; Pamela Bondi; U.S. Department of
Homeland Security; Executive Office of
Immigration Review--Diego Armando Chiroy
Perez; 26-01065; U.S. Government Defendant;
T.J. Savage.

VisionQuest National Ltd.--Elisha Johnson;
26-01067; Diversity.

VisionQuest National Ltd.--Thomas Michael
Lyons; 26-01072; Diversity.

VisionQuest National Ltd.--Hunter
Malcombe; 26-01074; Diversity.

J.L. Jamison; Michael T. Rose; Kristi
Noem; Pamela Bondi; U.S. Department of
Homeland Security; Executive Office for
Immigration Review--Wagner Omar Chiroy-
Lopez; 26-01075; U.S. Government Defendant;
K.B. Hodge.

VisionQuest National Ltd.--Vincent
Michalides; 26-01076; Diversity.

VisionQuest National Ltd.--Jasmine Mosby;
26-01077; Diversity.

VisionQuest National Ltd.--Coy Bernard
Tyler; 26-01078; Diversity.

VisionQuest National Ltd.--John Anthony
Canon; 26-01079; Diversity.

Novo Nordisk A/S: Novo Nordisk Inc.; Eli
Lilly and Company; Lilly USA, LLC--
Shannon Keaton; 26-01081; Diversity.

Novo Nordisk A/S: Novo Nordisk Inc.--Joey
E. Timko; 26-01082; Diversity.

Chime Financial, Inc.--Alleta Heary; 26-01083;
Fed. Question.

Vincent Lanzetta; Janae Annamarie Storti--
Nationwide Insurance Company of America;
26-01084; Diversity.

Novo Nordisk Inc: Novo Nordisk A/S--Sayon
Gipply; 26-01085; Diversity.

Jamal Lawrence Jamison; Michael Rose; Kristi
Noem; Pamela Bondi; Todd M. Lyons--
Christian Geovanny Quintero Sanchez;
26-01086; U.S. Government Defendant; C.
Henry.

Novo Nordisk A/S: Novo Nordisk Inc.--
Martin Flickner; 26-01087; Diversity.

Coahoma County, Mississippi d/b/a Coahoma
County Sheriff's Office--Wells Fargo Bank,
N.A.; 26-01088; Diversity.

Eli Lilly and Company; Lilly USA, LLC--
Brenda Medina; 26-01089; Diversity.

Wal-Mart Stores East, LP; John Doe #1-10
(a fictitious name designating the owner,
operator, maintainer, possessor, lessor, lessee,
entity and/or individual legally respon-
sible for the care, control, safety and/or
maintenance--Stephanie Norman; 26-01090;
Diversity.

Novo Nordisk Inc.; Novo Nordisk A/S--Gary
Peden; 26-01091; Diversity.

Novo Nordisk Inc.: Novo Nordisk A/S: Eli
Lilly and Company; Lilly USA, LLC--Mary
Bartlow; Kevin Bartlow; 26-01092; Diversity.

Mr. Frank J. Bisignano--Jennifer Myers;
26-01093; U.S. Government Defendant.

Novo Nordisk Inc: Novo Nordisk A/S--Latia
Harris; 26-01094; Diversity.

Healthcare Services Group, Inc.--Ricardo
Goins; 26-01095; Fed. Question.

Devon MacAvoy--David S. Jones; 26-01096;
Diversity.

Solid Waste Services Inc dba JP Mascaro &
Sons--Jeff Allen; 26-01097; Fed. Question.

Main Line Commercial Pools, Inc.: Main
Line Distributors, Inc.--Patrick Bozman;
26-01098; Fed. Question.

Novo Nordisk Inc.; Novo Nordisk A/S--Lois
Mary Ann Robinson; 26-01099; Diversity.

3M Company; ABB, Inc.: Air & Liquid
Systems Corp.--Samuel Scott; Icylin Scott;
26-01100; Fed. Question.

Chipotle Mexican Grill, Inc.--Sonni Nelson;
26-01101; Diversity.

Novo Nordisk Inc.; Novo Nordisk A/S--
Pamela Horton; 26-01102; Diversity.

Novo Nordisk Inc.; Novo Nordisk A/S--
Sherrell James; 26-01103; Diversity.

Novo Nordisk Inc: Novo Nordisk A/S--
Moble Renee; 26-01104; Diversity.

Charles Burke--David Hicks; Andre
Moore; Kaylum Moore; 26-01105; Diversity.

Parkland Manor LLC--Marsha Jaremenko;
26-01080; Diversity.

BANKRUPTCY COURT

PETITIONS FILED

FEBRUARY 19, 2026

(READING)

Chapter 7

Heather M. Manley, 40 South Ninth Street,
Columbia, PA 17512 -- Robert W. Seitzer;
United States Trustee; 26-10655; no summaries
listed; T.W. Fleckenstein, atty.; P.M. Mayer, B.J.

Ana Cristina Pena Tejada, 143 Pear St.,
Reading, PA 19601 -- Robert W. Seitzer;
United States Trustee; 26-10657; no summaries
listed; D.W. Tidd, atty.; P.M. Mayer, B.J.

Chantell Shaneika Gardner, 67 9th St., Easton,
PA 18042 -- Robert W. Seitzer; United States
Trustee; 26-10667; no summaries listed; C.
Laputka, atty.; P.M. Mayer, B.J.

Heather R Van Blargan, 3536 E. Grant St.,
Slatington, PA 18080 -- Robert W. Seitzer;
United States Trustee; 26-10668; no summaries
listed; C. Laputka, atty.; P.M. Mayer, B.J.

Esteban Jasiel Reyes, 815 N Temple Blvd.,
Temple, PA 19560 -- Robert W. Seitzer;
United States Trustee; 26-10673; no summaries
listed; E.J. Reyes, atty.; P.M. Mayer, B.J.

Chapter 13

Scott Weston Marsh, Jr., 941 E. Main Street,
Pen Argyl, PA 18072 -- Scott F Waterman
[Chapter 13]; United States Trustee;
26-10664; no summaries listed; Z. Zawarski,
atty.; P.M. Mayer, B.J.

Michael Joseph Jones, 1419 Orchard Ln,
Boyetown, PA 19512 -- United States
Trustee; 26-10678; no summaries listed; M.
Chambers, Jr., atty.; P.M. Mayer, B.J.

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(PHILADELPHIA)

Chapter 7

Destiny Marie Mercado, 4637 Leshner Street,
Philadelphia, PA 19124 -- Robert W. Seitzer;
United States Trustee; 26-10653; no summaries
listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Guy Warren Evans, 120 Mulberry Drive,
Holland, PA 18996 -- Robert W. Seitzer;
United States Trustee; 26-10658; no summaries
listed; G.W. Evans, atty.; D.J. Baker, B.J.

Tiffany Carla Smith, 5624 Baltimore Avenue,
Philadelphia, PA 19143 -- Robert W. Seitzer;
United States Trustee; 26-10659; no summaries
listed; T.C. Smith, atty.; A.M. Chan, B.J.

Maada Kargbo, 5526 Pearl Street, Philadelphia,
PA 19139 -- Robert W. Seitzer; United States
Trustee; 26-10662; no summaries listed; M.
Kargbo, atty.; P.M. Mayer, B.J.

Margaret Smith-Johnson, 5901 Cobbs Creek
Parkway, Philadelphia, PA 19143 -- Robert
W. Seitzer; United States Trustee; 26-10666;
no summaries listed; M. Smith-Johnson, atty.;
P.M. Mayer, B.J.

Deaydra Nicole Straughter, 5466 West Berks
Street, Philadelphia, PA 19131 -- Robert W.
Seitzer; United States Trustee; 26-10669; no
summaries listed; D.N. Straughter, atty.; A.M.
Chan, B.J.

Robert E Kingrea, III, 2901 River Rd,
Croydon, PA 19021 -- Robert W. Seitzer;
United States Trustee; 26-10674; no summaries
listed; M.S. Schwartz, atty.; D.J. Baker, B.J.

Earl H Kraus, 9515 Fordham Road,
Philadelphia, PA 19114 -- Robert W. Seitzer;
United States Trustee; 26-10675; no summaries
listed; T.B. Weiss, atty.; A.M. Chan, B.J.

Aliyah S. Foster, 2409 Clifford Street,
Philadelphia, PA 19121 -- Robert W. Seitzer;
United States Trustee; 26-10681; no summaries
listed; D.J. Parrish, atty.; D.J. Baker, B.J.

Adam Stefan Jasz, 9742 Cowden Street,
Philadelphia, PA 19115 -- Robert W. Seitzer;
United States Trustee; 26-10682; no summaries
listed; S. Newman, atty.; A.M. Chan, B.J.

Philavision Pictures, LLC, 2457 76th Avenue,
Philadelphia, Pa 19150 -- Robert W. Seitzer;
United States Trustee; 26-10683; no summaries
listed; D.J. Parrish, atty.; D.J. Baker, B.J.

Chapter 11

Steven Siepser, 528 Brandywine Creek Road,
Coatesville, PA 19320 -- United States
Trustee; 26-10651; no summaries listed; M.S.
Soboleski, atty.; P.M. Mayer, B.J.

Chapter 13

David L Stief, 523 S. 2nd Street, Darby, PA
19023 -- Kenneth E. West; United States
Trustee; 26-10652; no summaries listed; B.J.
Sadek, atty.; D.J. Baker, B.J.

Angelique Jo Jones, 2726 N. Barley Sheaf
Road, Coatesville, PA 19320 -- Kenneth
E. West; United States Trustee; 26-10654;
no summaries listed; A.J. Jones, atty.; A.M.
Chan, B.J.

Stephanie Newton, 401 Bellevue Avenue #F5,
Langhorne, PA 19047 -- Kenneth E. West;
United States Trustee; 26-10656; no summaries
listed; M.S. Schwartz, atty.; D.J. Baker, B.J.

Robert E Curry, 2922 Normandy Drive,
Philadelphia, PA 19154 -- Kenneth E. West;
United States Trustee; 26-10660; no summaries
listed; B.J. Sadek, atty.; A.M. Chan, B.J.

Eun Choi, 13049 Dupue Avenue, Philadelphia,
PA 19116 -- Kenneth E. West; United States
Trustee; 26-10661; no summaries listed; P.H.
Young, atty.; A.M. Chan, B.J.

Tiffany M Jenerette, 115 West Broadway
Avenue, Clifton Heights, PA 19018 --
Kenneth E. West; United States Trustee;
26-10663; no summaries listed; B.J. Sadek, atty.;
D.J. Baker, B.J.

Charnaye A Gilliam, 5402 Lansdowne Avenue,
Apt 1, Philadelphia, PA 19131 -- Scott
F. Waterman [Chapter 13]; United States
Trustee; 26-10665; no summaries listed; C.A.
Gilliam, atty.; A.M. Chan, B.J.

Lance Shaw, 949 Cobbs Street, Drexel
Hill, PA 19026 -- United States Trustee;
26-10670; no summaries listed; Z. Perlick, atty.;
A.M. Chan, B.J.

Chi-Ye Timothy Lu, 1425 Darby Road,
Havertown, PA 19083 -- United States
Trustee; 26-10671; no summaries listed; Z.
Perlick, atty.; D.J. Baker, B.J.

Brian Kirkland, 709 West 14th Street,
Chester, PA 19013 -- United States Trustee;
26-10672; no summaries listed; B. Kirkland,
atty.; D.J. Baker, B.J.

Jacob Robert Bernhard, 2049 N. Charlotte
Street, Pottstown, PA 19464 -- United
States Trustee; 26-10676; no summaries listed;
M. Gross, atty.; D.J. Baker, B.J.

Erica Collier, 232 Kingston Road, Upper
Darby, Pa 19082 -- United States Trustee;
26-10677; no summaries listed; E. Collier, atty.;
P.M. Mayer, B.J.

Peter Wrangle, 428 E Rodgers St, Ridley
Park, PA 19078 -- United States Trustee;
26-10679; no summaries listed; L.S. Rubin,
atty.; D.J. Baker, B.J.

Kevin P. Koren, 306 Greenbriar Lane,
Havertown, PA 19083 -- United States
Trustee; 26-10680; no summaries listed; D.B.
Spitofsky, atty.; A.M. Chan, B.J.

ADVERSARY ACTIONS

The defendant's name appears first in
heavy type, followed by the name of the
plaintiff, the number, the nature of the suit
and the name of plaintiff's attorney.

FEBRUARY 19, 2026

(PHILADELPHIA)

Chapter 7

United States Department of Education
-- Margaret Smith-Johnson; 26-00116; 63
Dischargeability - 523(a)(8), student loan; M.
Smith-Johnson, atty.; P.M. Mayer, B.J.

Christina E. Izzi -- U.S. Trustee; 26-00117;
41 Objection / revocation of discharge -
727(c),(d),(e); J.H. Schanne, atty.; D.J. Baker,
B.J. v.

ORPHANS' COURT DIVISION

HEARINGS AND CONFERENCES

Before RAMY I. DJERASSI, J.
FOR THE WEEK OF FEBRUARY 23, 2026
MON., FEBRUARY 23, 2026

11:00 A.M. HEARING, via ZOOM
Estate of Patricia Blackwell, 1321 DE 2025,
Control # 257232/254710; D. Parrish.

2:00 P.M. HEARING, COURTROOM 414
Estate of Vernell Nelson, 549 DE 2025,
Control # 252121/255292; L. Parks, et al.
TUES., FEB. 24, 2026

11:00 A.M. HEARING, COURTROOM 414
Estate of Comites-Comitato Degli, 1305 NP

Court Notices

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- iv. Other actions not included in subsections (i), (ii) or (iii), such as: Appeals from Board of Elections, Appeals from Board of Viewers, Appeals from Zoning Boards, and Certiorari to Magisterial District Judges.

(c) *Court of Common Pleas. Orphans' Court Clerk, Register of Wills.*

Except for the provisions of subsection (g)(1) below, for purposes of 42 Pa.C.S. § 3733(a.1) and 3733.1 and 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed on all petitions for grant of letters, and first filings in petitions concerning adoptions, incapacitated persons' estates, minors' estates, and inter vivos trusts.

(d) *Court of Common Pleas. Clerk of Court.*

1. Except for the provisions of subsection (g)(1) below, for purposes of 42 Pa.C.S. § 3733(a.1) and 3733.1 and section 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed upon conviction, guilty plea, or when a defendant is granted entry into an Accelerated Rehabilitative Disposition (ARD) or other pretrial diversionary program based upon the initiation of any criminal proceeding. The initiation of a criminal proceeding shall include the following:

- i. Cases commenced at the magisterial district judge level resulting in the issuance of a numbered docket transcript form (OTN), and subsequently waived or held to court.
- ii. The appeal of a summary conviction to the Court of Common Pleas.
- iii. Cases involving juvenile defendants where a petition alleging delinquency has been filed in the Court of Common Pleas.
- iv. Cases involving juvenile defendants certified to the Court of Common Pleas, resulting in the issuance of a numbered docket transcript form (OTN).
- v. Cases involving the severance of charges into separate cases resulting in the issuance of one or more additional numbered docket transcripts (OTNs).

2. Except for the provisions of subsection (g)(1) below, for purposes of 42 Pa.C.S. § 3733(a.1) and 3733.1 and section 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed for each filing of a deed, mortgage or property transfer for which a fee, charge or cost is now authorized. The documents identified as meeting the above conditions are listed below. The list is not exclusive; other filings for which a fee is imposed and that can be considered a property transfer are included, and the fee shall be imposed. Subject to later amendment, the following documents have been identified as meeting the statutory provisions:

- i. Deeds in any form.
- ii. Mortgages.
- iii. Mortgage assignments.
- iv. Mortgage releases.
- v. Mortgage satisfaction pieces.
- vi. Installment sales agreements.
- vii. Leases for a term of thirty (30) years or longer.
- viii. Easements.
- ix. Rights of Way.

(e) *Minor Judiciary. Civil and Criminal Proceedings.*

For purposes of 42 Pa.C.S. § 3733(a.1) and 3733.1, and section 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed on the initiation of a legal proceeding except as provided in subsection (iii). The initiation of a legal proceeding, in the following courts of the Minor Judiciary, shall include, but is not limited to, the following:

- i. *Magisterial District Judge. Civil Actions.* Except for the provisions of subsection (g)(1) below, a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed in connection with the filing of a complaint in Trespass and Assumpsit or for the Recovery of Possession of Real Property (Landlord and Tenant Proceeding) or for any other Civil Action as provided in the Rules of Civil Procedure Governing Actions and Proceedings before Magisterial District Judges.
- ii. *Magisterial District Judge. Criminal Actions.* Except for the provisions of subsection (g)(1) below, a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed upon a conviction, guilty plea or when a defendant is granted entry into an Accelerated Rehabilitative Disposition (ARD) or any other pretrial diversionary program based upon the filing of a criminal complaint or non-traffic citation charging an offense classified as misdemeanor or summary under a state statute or local ordi-

nance as provided in the Pennsylvania Rules of Criminal Procedure.

- iii. *Magisterial District Judge, Pittsburgh Municipal Court, and Philadelphia Municipal Court. Title 75 Summary Offenses Initiated by Traffic Citation.* Except for the provisions of subsection (g)(2) below, a statutory fee of **[twelve dollars (\$12.00)] fifteen dollars and fifty cents (\$15.50)** shall be imposed upon a conviction or guilty plea based upon the filing of a traffic citation charging a violation of Title 75 (relating to vehicles) offense classified as summary under a state statute or local ordinance as provided in the Pennsylvania Rules of Criminal Procedure.

- iv. *Pittsburgh Municipal Court. Civil Actions.* Except for the provisions of subsection (g)(1) below, a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed in connection with the filing of a civil complaint seeking recovery of fines and penalties imposed by an ordinance of the City of Pittsburgh or by any ordinance or regulation relating to housing and health administered and enforced by the county health department where the violation occurs within the City of Pittsburgh.

- v. *Pittsburgh Municipal Court. Criminal Actions.* Except for the provisions of subsection (g)(1) below, a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed upon a conviction, guilty plea or when a defendant is granted entry into an Accelerated Rehabilitative Disposition (ARD) or any other pretrial diversionary program based upon the filing of a criminal complaint or non-traffic citation charging an offense classified as misdemeanor or summary under state statute or local ordinance as provided for in the Pennsylvania Rules of Criminal Procedure.

- vi. *Philadelphia Municipal Court. Civil Actions.* Except for the provisions of subsection (g)(1) below, a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed in connection with the filing of a complaint for a Civil Action, as defined in the Philadelphia Municipal Court Rules of Civil Procedure.

- vii. *Philadelphia Municipal Court. Criminal Actions.* Except for the provisions of subsection (g)(1) below, a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed upon conviction, guilty plea or when a defendant is granted entry into an Accelerated Rehabilitative Disposition (ARD) or any other pretrial diversionary program based upon the filing of a criminal complaint or non-traffic citation charging an offense classified as misdemeanor or summary under state statute or local ordinance as provided for in the Pennsylvania Rules of Criminal Procedure.

(f) *Recorders of Deeds.*

Except for the provisions of subsection (g)(1) below, for purposes of 42 Pa.C.S. § 3733(a.1) and 3733.1 and section 1795.1-E of The Fiscal Code (72 P.S. § 1795.1-E), a statutory fee of **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** shall be imposed for each filing of a deed, mortgage or property transfer for which a fee, charge or cost is now authorized. The documents identified as meeting the above conditions are listed below. The list is not exclusive; other filings for which a fee is imposed and that can be considered a property transfer are included, and the fee shall be imposed. Subject to later amendment, the following documents have been identified as meeting the statutory provisions:

- i. Deeds in any form.
- ii. Mortgages.
- iii. Mortgage assignments.
- iv. Mortgage releases.
- v. Mortgage satisfaction pieces.
- vi. Installment sales agreements.
- vii. Leases for a term of thirty (30) years or longer.
- viii. Easements.
- ix. Rights of Way.

(g) *Temporary Surcharge.*

1. Beginning **[November 1, 2023] November 12, 2025**, and until December 31, 2027, for purposes of section 2802-E of The Administrative Code of 1929 (71 P.S. § 720.102), a temporary surcharge of twenty-one dollars and twenty-five cents (\$21.25) shall be collected by all collectors of the JCS/ATJ/CJEA fee to supplement the **[nineteen dollars (\$19.00)] twenty dollars (\$20.00)** statutory fee described above. This temporary surcharge may not be imposed upon a conviction or guilty plea based upon the filing of a traffic citation charging a Title 75 (relating to vehicles) offense classified as summary under a state statute or local ordinance as provided in the Pennsylvania Rules of Criminal Procedure.

2. *Magisterial District Judge, Pittsburgh Municipal Court, and Philadelphia Municipal Court. Title 75 Summary Offenses Initiated by Traffic Citation.* Beginning **[November 1, 2023] November 12, 2025**, and until December 31, 2027, for purposes of section 2802-E of The Administrative Code of 1929 (71 P.S. § 720.102), a temporary surcharge of twenty-one dollars and twenty-five cents (\$21.25) shall be collected to supplement the **[twelve dollars (\$12.00)] fifteen dollars and fifty cents (\$15.50)** statutory fee imposed upon a conviction or guilty plea based upon the filing

Court Notices

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of a traffic citation charging a violation of Title 75 (relating to vehicles) offense classified as summary under a state statute or local ordinance as provided in the Pennsylvania Rules of Criminal Procedure.

IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: NO. 263
AMENDMENT OF RULES 321, 322, 324, 325, 327, and 328, DISCIPLINARY RULES DOCKET
325, 327, AND 328 OF THE
PENNSYLVANIA RULES OF
DISCIPLINARY ENFORCEMENT

ORDER

PER CURIAM

AND NOW, this 7th day of October, 2025, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania; which followed the proposal to amend Pa.R.D.E. 321, 322, 324, 325, 327, and 328, having been published for comment in the Pennsylvania Bulletin, 53 Pa.B. 7356 (December 2, 2023):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 321, 322, 324, 325, 327, and 328 of the Rules of Disciplinary Enforcement are amended in the attached form.

This **ORDER** shall be processed in accordance with Pa.R.J.A. 103(b) and shall be effective in 30 days.

Justice Brobson notes his dissent with respect to the amendment to Rule 322(d).

Additions to the rules are shown in bold and are underlined.

Deletions from the rules are shown in bold and brackets.

Pennsylvania Rules of Disciplinary Enforcement CONSERVATORS FOR INTERESTS OF CLIENTS

Rule 321. **Appointment of conservator to protect interests of clients of absent attorney.**

(a) **Application.** Upon application of Disciplinary Counsel or any other interested person with the written concurrence of Disciplinary Counsel, the president judge of a court of common pleas shall have the power to appoint one or more eligible persons to act as conservators of the affairs of an attorney or formerly admitted attorney if:

- (1) the attorney maintains or has maintained an office for the practice of law within the judicial district; and
- (2) any of the following applies:
 - (i) the attorney is made the subject of an order under Enforcement Rule 208(f) (relating to emergency interim suspension orders and related matters); or
 - (ii) the president judge of the court of common pleas pursuant to Enforcement Rule 217(g) (relating to formerly admitted attorneys) by order directs Disciplinary Counsel to file an application under this rule; or
 - (iii) the attorney abandons his or her practice, disappears, dies or is transferred to disability inactive status; and
- (3) no partner or other responsible successor to the practice of the attorney is known to exist.

(b) **Service.** A copy of the application for appointment of a conservator under this rule shall be personally served upon the absent attorney or the personal representative or guardian of the estate of a deceased or incompetent absent attorney. If personal service cannot be obtained, then a copy of the application shall be served in the manner prescribed by Enforcement Rule 212 (relating to substituted service).

(c) **Hearing.** The president judge of the court of common pleas shall conduct a hearing on the application no later than seven days after the filing of the application. At the hearing the applicant shall have both the burden of production and the burden of persuading the court by the preponderance of the credible evidence that grounds exist for appointment of a conservator. —

(d) **Order.** Within three days after the conclusion of the hearing on the application, the president judge shall enter an order either granting or denying the application. The order shall contain findings of fact and a statement of the grounds upon which the order is based. **The appointing court may adopt, as its findings of fact and statement of grounds, some or all of the allegations of the application, in which case the appointing court must attach the application to the appointing order.** If no appearance has been entered on behalf of the absent attorney, a copy of the order shall be served upon the absent attorney in the manner prescribed by [S]subdivision (b) of this rule.

(e) **Qualifications of conservator.** The conservator or conservators shall be appointed by the president judge, from among members of the bar of this Commonwealth, subject to the following:

- (1) non-disciplinary counsel conservators:
 - (i) shall not represent any party who is adverse to any known client of the absent attorney; and
 - (ii) shall have no adverse interest or **adverse** relationship with the absent attorney or his or her estate.

Note: Nothing in the Rules of Professional Conduct relating to conflict of interest, confidentiality, or any other provision, shall prevent the Office of Disciplinary Counsel from serving as conservator, and from subsequently pursuing an investigation, and disciplinary prosecution of the absent attorney, based upon information gathered during the course of Disciplinary Counsel's service as conservator.

(f) **Statutes of limitations and time for appeal.** The filing by Disciplinary Counsel or any other interested person of an application for the appointment of a conservator under these rules shall be deemed for the purposes of any statute of limitations or limitation on time for appeal as the filing in the court of common pleas or other proper court or magisterial district court of this Commonwealth on behalf of every client of the absent attorney of a complaint or other proper process commencing any action, proceeding, appeal or other matter arguably suggested by any information appearing in the files of the absent attorney if:

- (1) the application for appointment of a conservator is granted, and

(2) substitute counsel actually files an appropriate document in a court or magisterial district court within 30 days after executing a receipt for the file relating to the matter. Note: Under 42 Pa.C.S. § 5503(b) (relating to implementing court rules) the Supreme Court may define by rule the document which when filed constitutes the commencement of a matter for purposes of Chapter 55 of the Judicial Code (relating to limitation of time). Thus the application by Disciplinary Counsel under this rule is an omnibus pleading which stays the running of all statutes of limitations and appeal times pending a 30day review of the files of the absent attorney.

(g) **Automatic stay.** The filing by Disciplinary Counsel or any other interested person of an application for the appointment of a conservator under these rules shall operate as an automatic stay of all pending legal or administrative proceedings in this Commonwealth where the absent attorney is counsel of record until the earliest of such time as:

- (1) the application for appointment of a conservator is denied;
- (2) the conservator is discharged;
- (3) the court, tribunal, magisterial district court or other government unit in which a matter is pending orders that the stay be lifted; or

(4) 30 days after the court, tribunal, magisterial district court or other government unit in which a matter is pending is notified that substitute counsel has been retained.

(h) As used in this rule, the term "government unit" has the meaning set forth in 42 Pa.C.S. § 102 (relating to definitions).

Note: Under 42 Pa.C.S. § 5503(b) (relating to implementing court rules) the Supreme Court may define by rule the document which when filed constitutes the commencement of a matter for purposes of Chapter 55 of the Judicial Code (relating to limitation of time). Thus the application by Disciplinary Counsel under this rule is an omnibus pleading which stays the running of all statutes of limitations and appeal times pending a 30day review of the files of the absent attorney.

Rule 322. **Duties of conservator.**

(a) **Possession of files; warrants.** The conservator shall take immediate possession of all files of the absent attorney. If such possession cannot be obtained peaceably, the conservator shall apply to the appointing court for issuance of a warrant authorizing seizure of the files. Probable cause for issuance of such a warrant shall be an affidavit executed by the conservator reciting the existence of the conservatorship and the fact that the persons in control of the premises where the files are or may be located will not consent to a search for them or their removal or other facts showing that the files cannot be obtained without the use of the process of the court.

(b) **Inventory.** The conservator shall make a written inventory of all files taken into his or her possession.

(c)(1) **Identification of clients.** The conservator shall make a reasonable effort to identify all clients of the absent attorney whose files were opened within five (5) years of the appointment of the conservator, regardless of whether the case is active or not, and a reasonable effort to identify all clients whose cases are active, regardless of the age of the file. The conservator shall send all such clients, and former clients, written notice of the appointment of a conservator, the grounds which required such appointment, and the possible need of the clients to obtain substitute counsel. All such notices shall include the name, address and telephone number of any lawyer referral service or similar agency available to assist in the location of substitute counsel. The conservator shall, if necessary, send a second written notice to all clients of the absent attorney whose files appear to be active.

(2) **Notice to clients.** All clients whose files are identified by the conservator as both inactive and older than five (5) years shall be given notice by publication of the appointment of a conservator, the grounds which required such appointment, and the possible need of the clients to obtain substitute counsel. All such notices shall include the name, address and telephone number of any lawyer referral service or similar agency available to assist in the location of substitute counsel. The specific method of publication shall be approved by the appointing court, as to both the method, and duration, of publication, **although at minimum a notice shall appear on one day in each of a newspaper of general circulation and the legal journal in the county in which the absent attorney maintained a principal office.** The conservator shall deliver proofs of publication to the appointing court at the time of filing the application for discharge.

(3) **Return and destruction of files.** A file may be returned to a client upon the execution of a written receipt, or released to substitute counsel upon the request of the client and execution of a written receipt by such counsel. The conservator shall **[deliver all such receipts to the appointing court at the time of filing the application for discharge]maintain an electronic record of all receipts.** On approval by the appointing court of the application for discharge, all files remaining in the possession of the conservator shall be destroyed by the conservator in a secure manner which protects the confidentiality of the files.

(d) **Representation prohibited during conservatorship.** **Until the conservatorship is terminated, [N]neither the conservator nor any partner, associate or other lawyer practicing in association with the conservator shall represent any of the absent attorney's clients[:**

Court Notices

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(1) **Make any recommendation of counsel to any client identified as a result of the conservatorship in connection with any matter identified during the conservatorship.**

(2) **Represent such a client** in connection with[:

(i)] any matter identified during the conservatorship[;]. [or

(ii) any other matter during or for a period of three years after the conclusion of the conservatorship.] **With the consent of the client, the conservator may refer a client's matter to a lawyer other than a lawyer disqualified from providing representation under this subdivision (d); the conservator shall not be eligible to receive a referral fee.**

(e) **Reports.** The conservator shall file a written report with the appointing court and the Board no later than 30 days after the date of appointment covering the matters specified in [S] subdivisions (a) through (c) of this rule. If those duties have not been accomplished, then the conservator shall state what progress has been made in that regard. Thereafter, the conservator shall file a similar written report every 60 days until discharge.

(f) **Notification of estate about costs.** In the case of a deceased attorney, the conservator shall notify the executor of the estate of the Disciplinary Board's need to be reimbursed by the estate for the costs and expenses incurred in accordance with Rule 328(b) (relating to compensation and expenses of conservator).

Rule 324. Bank and other accounts.

(a) **Notice of appointment and service of order.** A conservator shall notify all banks and financial institutions in which the absent attorney maintained either professional or trustee accounts of the appointment of a conservator under these rules. Service on a bank or financial institution of a certified copy of the order of appointment of the conservator shall operate as a modification of any agreement or deposit among such bank or financial institution, the absent attorney and any other party to the account so as to make the conservator a necessary signatory on any professional or trustee account maintained by the absent attorney with such bank or financial institution. The appointing court on application may by order direct that the conservator shall be sole signatory on any such account to the extent necessary for the purposes of these rules and may direct the disposition and distribution of client and other funds.

(b) **Prompt distribution of funds.** The conservator shall cause all funds of clients in the custody of the absent attorney to be returned to the clients as soon as possible, allowing for deduction of expenses or other proper charges owed by the clients to the absent attorney.

(c) **Retention of CPA.** The conservator may engage the services of a certified public accountant when considered necessary to assist in the bookkeeping and auditing of the financial accounts and records of the absent attorney.

(1) If the state of the financial accounts and records of the absent attorney, or other relevant circumstances, render a determination as to ownership of purported client funds unreasonable and impractical, the conservator shall petition the appointing court for permission to pay all funds held by the absent attorney in any trust, escrow, or IOLTA account, to the Pennsylvania Lawyers Fund [F] for Client Security. Any petition filed under this subsection shall be served by publication, the specific method and duration of which shall be approved by the appointing court.

(d) **Distribution of remaining funds.** Whenever it appears that sufficient funds are in the possession of the conservatorship to permit the return of all client funds in the custody of the absent attorney, and otherwise to complete the conservatorship and pay its expenses authorized under Enforcement Rule 328 (relating to compensation and expenses of conservator), the conservator shall permit the absent attorney or his or her estate to take full possession of any remaining funds.

Rule 325. Duration of conservatorship.

Appointment of a conservator pursuant to these rules shall be for a period of no longer than [six] **nine** months. The appointing court shall have the power, upon application of the conservator and for good cause, to [extend the appointment for an additional three months] **grant one or more extensions of the appointment, each extension not to exceed six months.** Any order granting [such] an extension shall include findings of fact in support of the extension. [No additional extensions shall be granted absent a showing of extraordinary circumstances.]

Rule 327. Liability of conservator.

(a) A conservator appointed under these rules shall:

(1) Not be regarded as having an attorney-client relationship with clients of the absent attorney, except that the conservator shall be bound by the obligation of confidentiality imposed by the Rules of Professional Conduct with respect to information acquired as conservator.

(2) Have no liability to the clients of the absent attorney except for injury to such clients caused by intentional, wilful, or grossly negligent breach of duties as a conservator.

(3) Be immune [to separate] **from civil** suit brought by or on behalf of

the absent attorney. Any objections by or on behalf of the absent attorney or any other person to the conduct of the conservator shall be raised in the appointing court during the pendency of the conservatorship.

Rule 328. Compensation and expenses of conservator.

(a) **Compensation.** A conservator not associated with the Office of Disciplinary Counsel shall be compensated at an hourly rate identical to that received by court-appointed counsel at the non-court appearance rate in the judicial district where the conservator was appointed. When the conservator believes that extraordinary circumstances justify an enhanced hourly rate, the conservator may apply to the Board Chair for enhanced compensation. Such an application shall be granted only in those situations in which extraordinary circumstances are shown to justify enhanced compensation.

(b) **Expenses.** The necessary expenses (including, but not limited to, the fees and expenses of certified public accountant engaged pursuant to Enforcement Rule 324(c)) and any compensation of a conservator or any attendant staff shall, if possible, be paid by the absent attorney or his or her estate. Any expenses and any compensation of the conservator that are not reimbursed to the Board shall be paid as a cost of disciplinary administration and enforcement. Payment of any costs incurred by the Board pursuant to this rule that have not been reimbursed to the Board may be made a condition of reinstatement of a formerly admitted attorney or may be ordered in a disciplinary proceeding brought against the absent attorney.

SUPREME COURT OF PENNSYLVANIA Minor Court Rules Committee NOTICE OF PROPOSED RULEMAKING Proposed Amendment of Pa.R.Civ.P.M.D.J.519.1

The Minor Court Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.Civ.P.M.D.J. 519.1, pertaining to a determination of abandonment of a manufactured home, for the reasons set forth in the accompanying Publication Report. Pursuant to Pa.R.J.A.103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to include the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be officially adopted by the Supreme Court.

Additions to the text are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Pamela S. Walker, Counsel Minor Court Rules Committee Supreme Court of Pennsylvania
Pennsylvania Judicial Center PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9546
minorrules@pacourts.us**

All communications in reference to the proposal should be received by **April 6, 2026**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Minor Court Rules Committee,
Hon. Alexandra Kokura Kravitz
Chair

Rule 519.1. Request for Determination of Abandoned Manufactured Home.

[A.](a) **Generally.** A landlord may request a determination that a manufactured home is abandoned by filing the request on a form prescribed by the State Court Administrator with the magisterial district court in the magisterial district where the manufactured home is located[.] **together with:**

(1) **a copy of the judgment for recovery of possession of a manufactured home space on which the manufactured home is located entered by the magisterial district judge in favor of the landlord and proof of the execution of an order for possession made on the judgment; or**

(2) **the written statement of the tenant that he or she has physically or permanently vacated the manufactured home located on the manufactured home space, does not intend to return to it, and has given up all further rights or ownership interests in the manufactured home.**

[B. **If the determination is not or cannot be made during a hearing for recovery of possession pursuant to this chapter, the]**

(b) **Hearing Date.**

(1) **For a request submitted pursuant to subdivision (a)(1), the**

Court Notices

continued from previous page

magisterial district court shall set a hearing date that shall be not less than seven or more than fifteen days from the date the request is filed.

(2) **For a request submitted pursuant to subdivision (a)(2), the magisterial district court shall set a hearing date to determine abandonment either:**

(i) **at the same date and time as the hearing on the landlord's complaint to recover the real property; or**

(ii) **in the same manner as subdivision(b)(1).**

[C.](c)Service. The magisterial district court shall serve a copy of the request and the hearing notice on the tenant in the manner set forth in **[Rule 506] Pa.R.Civ.P.M.D.J. 506.**

[D.](d)Notice of Determination. The magisterial district judge shall promptly give or mail written notice of the determination to the parties **[in interest]**. Notice of the determination shall contain advice as to the right of the parties to file a **[Statement of Objection] statement of objection**, the time within which the statement must be filed, and that the statement is to be filed with the court of common pleas.

[E.](e) Statement of Objection. Any party aggrieved by a determination made by a magisterial district judge under this rule may obtain a reconsideration thereof in the court of common pleas by filing a statement of objection to the determination pursuant to **[Rule 1016] Pa.R.Civ.P.M.D.J. 1016** with the prothonotary and with the magisterial district **[judge in whose office] court where** the determination was made.

[Official Note: This rule was adopted in 2013 to accommodate the provisions of Section 10.1 of the Act of November 24, 1976, P.L.1176, No. 261, added by Section 2 of the Act of October 24, 2012, P.L.156, § 2, 68 P.S. § 398.10.1, which provides for] Comment: See 68 P.S. § 398.10.1 (authorizing a magisterial district judge to [hold a hearing and] make a determination that a manufactured home is abandoned).

A manufactured home space is defined as “a plot of ground within a manufactured home community designed for the accommodation of one manufactured home” See 68 P.S. § 398.2. For purposes of this rule, “tenant” means a “lessee” or “resident.” Id. Likewise, as used in this rule, “landlord” means a “manufactured home community owner or community owner” or a “manufactured home community operator or community operator.” Id.

If the tenant has not voluntarily abandoned the manufactured home, as evidenced by a written statement made pursuant to 68 P.S. § 398.10.1(a)(2), the landlord shall obtain a judgment for recovery of possession of the manufactured home space and execute on that judgment prior to filing the request for the determination of abandonment. See 68 P.S. § 398.10.1(a)(1)(i)–(a)(1)(ii). The landlord must pay any fees or costs at the time of filing the request.

[Rules 1016-1020 Pa.R.Civ.P.M.D.J. 1016 – 1020, providing for the filing and consideration of a statement of objection to an order or determination made by a magisterial district judge under Rule 420, also apply to determinations made **[under] pursuant to** this rule. **[A party seeking reconsideration of a determination of abandonment made concurrent with a judgment for possession must file the statement of objection in addition to the notice of appeal. Rule 1016B] Pa.R.Civ.P.M.D.J. 1016B** requires that the statement of objection must be filed with the prothonotary and the magisterial district **[judge] court** within **[10] ten** days after the date of the determination to which objection is made. Both appeals from judgments for possession under residential leases and statements of objections to determinations of abandonment must be made within **[10] ten** days after the date of entry.

SUPREME COURT OF PENNSYLVANIA
Minor Court Rules Committee
PUBLICATION REPORT
Proposed Amendment of Pa.R.Civ.P.M.D.J.519.1

The Minor Court Rules Committee (“Committee”) is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.Civ.P.M.D.J. 519.1, pertaining to a determination of abandonment of a manufactured home.

Background

The Manufactured Home Community Rights Act (“MHCRA”), 68 P.S. §§ 398.1 – 398.17, includes provisions for a determination of abandonment of a manufactured home located in a manufactured home community by a magisterial district court. See 68 P.S. § 398.10.1. Pa.R.Civ.P.M.D.J. 519.1 was adopted by the Court to provide a procedural mechanism for such determinations. See 44 Pa.B.14 (January 4, 2014). A determination that a manufactured home has been abandoned means the manufactured home community owner or operator may act with respect to the abandoned manufactured home including, but not limited to, entering and securing the manufactured home, disconnecting it from utilities, and disposing of property subject to certain restrictions. See 68 P.S. § 398.10.2(a). Notably, § 398.10.1 requires judgment and execution of an order of possession for the manufactured home space

upon which the manufactured home is located, rather than for the manufactured home itself.

The Committee received a request to review Pa.R.Civ.P.M.D.J. 519.1 for conformity with § 398.10.1. Specifically, it was noted that Rule 519.1 currently permits the determination of abandonment proceeding to occur at the same time as the hearing for the recovery of real property. See Pa.R. Civ.P.M.D.J.519.1B. In contrast, § 398.10.1 provides that a “lessee or resident” of a manufactured home community, *i.e.*, tenant, will be deemed to have abandoned his or her manufactured home and the personal property within in one of two ways. First, the determination of abandonment may be made via judicial process, which includes: (1) entry of a judgment in favor of the “community owner or operator,” *i.e.*, landlord, of the manufactured home space where the manufactured home is located; (2) the execution of an order for possession on the judgment; and (3) a determination by the magisterial district court that the home and property has been abandoned. See 68 P.S. § 398.10.1(a)(1). Alternatively, the tenant may “voluntarily” abandon the manufactured home by making a written statement that the tenant has “physically or permanently vacated the home, does not intend to return to it, and has given up all further rights or ownership interest.” *Id.* at (a)(2).

In MHCRA, a “lessee” or “resident” mean a person who rents a manufactured home space from a lessor pursuant to the terms of a lease or an owner of a manufactured home who leases or rents space in a manufactured home community, respectively. See 68 P.S. § 398.2. Likewise, a “manufactured home community owner or “community owner” or a “manufactured home community operator or community operator” means a person or entity that owns a manufactured home community or a person or entity that conducts the operations of a manufactured home community on behalf of and as the agent of the community owner. *Id.* The Committee does not anticipate recommending amendments to modify the references to landlord and tenant in the rule to maintain consistency with other procedural rules pertaining to landlord-tenant matters and appeals.

Proposed Rules Changes

After comparing the statute and the current rule, the Committee concluded that Rule 519.1 would benefit from amendments to conform it with §398.10.1(a)(1). Because the execution on an order for possession is a component of a determination of abandonment, it seems premature for the landlord to obtain a determination of abandonment for the manufactured home without retaking, via execution, possession of the manufactured home community space on which the manufactured home is located. In other words, because a judgment for possession and execution on the judgment are necessary elements of a determination of abandonment, it is not possible to hold the hearing for possession and the determination of abandonment concurrently. Therefore, proposed Pa.R.Civ.P.M.D.J. 519.1(a)(1) requires the landlord to attach a copy of the judgment for possession entered by the magisterial district judge in favor of the landlord together with proof of the execution of an order for possession made on the judgment.

The Committee also observed that current Pa.R.Civ.P.M.D.J. 519.1, as drafted, does not address the concept of voluntary abandonment. While § 398.10.1 does not explicitly require a memorialization of a voluntary abandonment by the magisterial district court, the Committee believes it may be useful to incorporate it in the rule to provide further documentation for the Pennsylvania Department of Transportation and other entities that may be involved after the determination of abandonment is made. See, *e.g.*, 68 P.S. § 398.10.2(f)(1) (pertaining to the sale of a manufactured home following a determination of abandonment). This is reflected in proposed Pa.R.Civ.P.M.D.J. 519.1(a)(2), which permits the landlord to provide the tenant's written statement of abandonment with the request for a determination of abandonment hearing.

To accurately reflect the terminology of MHCRA, cross-references to 68 P.S. § 398.2 were added to the commentary regarding the use of the terms “landlord” and “tenant” in Rule 519.1. The new commentary also includes a definition of “manufactured home space.”

The Committee is also considering deleting the phrase “parties in interest” in favor of a reference to the “parties.” The phrase “parties in interest” appears misplaced in this rule because there is no opportunity for a such a person or entity to raise a claim in the proceeding. The Committee specifically invites comments regarding this proposed change.

Finally, stylistic changes were made through out the rule, including, but not limited to, the addition of subdivision titles.

The Committee welcomes all comments, concerns, and suggestions regarding this proposal.

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Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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ESTATE NOTICES

NOTICE TO COUNSEL

Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.

ORPHANS' COURT OF PHILADELPHIA COUNTY

Letters have been granted on the Estate of each of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted all addresses being in Philadelphia)

BENZ, JR., WILLIAM (a/k/a WILLIAM BENZ) -- Diane McElroy, Executrix, c/o Ned Hark, Esquire, 7716 Castor Avenue, Philadelphia, PA 19152; Ned Hark, Attorney, Goldsmith Hark & Hornak, PC, 7716 Castor Avenue, Philadelphia, PA 19152.

2-23-3*

BOWIE, DOROTHY ANN SPENCER -- Linda McGrier, Administratrix, 2211 Chichester Ave., Ste. 201, Upper Chichester, PA 19061; Linda McGrier, Atty., 2211 Chichester Ave., Ste. 201, Upper Chichester, PA 19061.

2-23-3

CAMM, KIMBERLY ANN -- Beth Ann Camm, Administratrix, c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniella A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

2-23-3

CLIFTON-JACKSON, SUSIE -- Samuel J. Clifton, Administrator, c/o Joseph Strampello, Esq., 419 Kristines Way, Harleysville, PA 19438; Joseph Strampello, Atty., Ocks Barsky & Strampello, 419 Kristines Way, Harleysville, PA 19438.

2-23-3

EDMOND, ALFONSO, JR. -- Alfonso Jerome Edmonds, III, Administrator, c/o E. Nego Pile, Esq., 930 Harvest Dr., Ste. 360, Blue Bell, PA 19422; E. Nego Pile, Atty., Pile Law Firm, 930 Harvest Dr., Ste. 360, Blue Bell, PA 19422.

2-23-3

FLETCHER, DONNA D. -- Leslie Beth Dunkley, Executrix, 539 Julie Lane, Pennel, PA 19047-5519; Scott D. Bloom, Attorney, Law Office of Scott D. Bloom, 1033A Mill Creek Dr., Feasterville, PA 19053.

2-23-3*

FULTON, MARIANNE CECELIA (a/k/a MARIANNE FULTON) -- Brendan J. Fulton Muszynski, Executor, c/o Harry Metka, Esq., 900 Northbrook Dr., Ste. 101, Feasterville-Treose, PA 19053; Harry Metka, Atty., 900 Northbrook Dr., Ste. 101, Feasterville-Treose, PA 19053.

2-23-3

JACKSON, JAMES -- Samuel J. Clifton, Administrator, c/o Joseph Strampello, Esq., 419 Kristines Way, Harleysville, PA 19438; Joseph Strampello, Atty., Ocks Barsky & Strampello, 419 Kristines Way, Harleysville, PA 19438.

2-23-3

AUDIT LIST

ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST

To Legatees, Next of Kin, Creditors, all persons concerned:

Notice is hereby given that the following named accountants in the respective estates as designated below have filed their accounts in the office of the Clerk of Orphans' Court Division, and that the same will be presented to the Court of Common Pleas of Philadelphia County for audit, confirmation, and distribution of the ascertained.

On Monday, March 2nd, 2026, at the time indicated at the head of each list.

John P. Sabatina, Esq.
REGISTER OF WILLS AND CLERK OF ORPHANS' COURT

Monday, March 2nd, 2026
WOODS-SKIPPER, A.J.
(called at 9:30 A.M.)

DECEDENT'S ESTATES

1. **MCGRATH, EUGENE** -- Anthony Comitolo, Executor. **HARK.** (Deferred)

TRUSTS

1. **WALTER HUDSON FAMILY TRUST** -- Bessye Harrison, Trustee. **HARVEY** (Deferred)

Monday, March 2nd, 2026
OVERTON, J.
(Called at 10:00 A.M.)

TRUSTS

1. **IAN ELIAS LEBRON SPECIAL NEEDS TRUST PER COURT ORDER DATED DECEMBER 8, 2022** -- Philadelphia Trust Company, Trustee. **SCHUENE-MANN**

2. **JAYCE DAVENPORT SELF-SETTLED SPECIAL NEEDS TRUST DATED SEPTEMBER 27, 2023** -- First National Trust Company Trustee. **BEHRENS**

3. **TRUST ESTABLISHED UNDER THE WILL OF MARY W.G. POTTER** -- Wells Fargo Bank, N.A. (Formerly Wachovia Bank, N.A.), Trustee. **SILVERSTEIN**

4. **TRUST ESTABLISHED UNDER THE WILL OF EMMA BERNHARD** -- PNC Bank, National Association, Surviving Trustee. **GILBOY**

DECEDENT'S ESTATES

1. **MILNER, THERESA P.** -- Jahmir Dean, Administrator. **HARRIS**

ESTATE NOTICES

KALTER, JANET GERMAINE (a/k/a JANET KALTER) -- Joseph Anthony Schiavo, Executor, c/o Roy S. Ross, Esq., 1650 Market St., Ste. 1200, Philadelphia, PA 19103; Roy S. Ross, Atty., Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.

2-23-3

KLEPP, SUSAN EDITH (a/k/a SUSAN E. KLEPP) -- Philip Howard Rush, Executor, c/o Daniel R. Ross, Esq., One Summit St., Philadelphia, PA 19118; Daniel R. Ross, Atty., Ross & McCrear LLP, One Summit St., Philadelphia, PA 19118.

2-23-3

LUDWIG, WILLIAM DANIEL (a/k/a WILLIAM D. LUDWIG, SR.) -- William Daniel Ludwig, Jr., Executor, Friedrichsgaber Weg 106, 22848 Norderstedt Germany; Michael L. Galbraith, Atty. Galbraith Law, LLC, 1845 Walnut St., 25th Fl., Philadelphia, PA 19103.

2-23-3

MEARS, SPENCER (a/k/a BO MEARS) -- Kathleen Mears, Administratrix, c/o John S. Morabito, Esq., P.O. Box 25028, Philadelphia, PA 19147; John S. Morabito, Atty., Morabito Law, P.O. Box 25028, Philadelphia, PA 19147.

2-23-3

MUAVERO, ELIZABETH M. (a/k/a ELIZABETH MARGARET MUAVERO, ELIZABETH MUAVERO) -- Sean M. Rafter, Executor, c/o Dennis C. Vondran, Jr., Esq., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565; Dennis C. Vondran, Jr., Atty., Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565.

2-23-3

RATNER, STEPHEN BARRY (a/k/a STEPHEN B. RATNER) -- Audrey Jane Ratner, Executrix, c/o Kathryn E. Ott, Esq., 620 Freedom Business Center, #200, King of Prussia, PA 19406; Kathryn E. Ott, Atty., Stevens & Lee, P.C., 620 Freedom Business Center, #200, King of Prussia, PA 19406.

2-23-3

ESTATE NOTICES

SCHNEIDER, CARL W. (a/k/a CARL WILLIAM SCHNEIDER, CARL SCHNEIDER) -- Eric M. Schneider and Adam D. Schneider, Executors, c/o David M. Brown, Esq., 1650 Market St., Ste. 2800, Philadelphia, PA 19103; David M. Brown, Atty., Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103.

2-23-3

SCHWALB, SANDRA W. -- Late of Palm Beach County, FL & Philadelphia County, PA -- Harrison Lee Schwalb, Ancillary Executor, c/o Mark T. Carlidge, Esq., 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462; Mark T. Carlidge, Atty., Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462.

2-23-3

THOTTUNGAL, JACOB P. -- James Thottungal, Administrator, c/o Rebecca Sallen, Esq., 325 Merion Rd., Merion Station, PA 19066; Rebecca Sallen, Atty., Sallen Law LLC, 325 Merion Rd., Merion Station, PA 19066.

2-23-3

TURK, JEAN SENORA -- Fonda Aikens, Executor, c/o Mark S. Pinnie, Esquire, Barnard, Mezzanotte, Pinnie, and Sealaus, LLP, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395; Mark S. Pinnie, Atty., Barnard, Mezzanotte, Pinnie, and Sealaus, LLP, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395.

2-23-3*

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 2/11/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows:

Clearfield Partners Inc
c/o M. Burr Keim Company

This corporation is incorporated under the laws of Delaware. The address of its principal office is 23 E. Clearfield Road, Havertown, PA 19083. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

2-23-1*

CORPORATE NOTICES

Mavuno, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
Philip E. Hughes, Jr., Esq.
3936 Netherfield Road
Philadelphia, PA 19129

2-23-1*

RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on January 12, 2026, DEPARTMENT OF STREETS AMENDED REGULATIONS GOVERNING SIDEWALK CLOSURE PERMITS FOR CONSTRUCTION ACTIVITY were promulgated by the City of Philadelphia Department of Streets and on February 18, 2026, was filed with the Department of Records, Room 158, City Hall, available to view at

<https://www.phila.gov/departments/departments-of-records/proposed-regulations/#/>

Anyone affected thereby may file a written request for a hearing with the Department of Records within thirty (30) days of February 18, 2026, including by sending an e-mail to regulations@phila.gov. This regulation will become effective at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
2-23-1*

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Nicole M. Francese, Esq. (332253)
Friedman Vartolo LLP
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 T: (212) 471-5100; F: (212) 471-5150
 Attorneys for Plaintiff Firm Case No.: 231719-4

**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA
 COUNTY, PENNSYLVANIA CIVIL ACTION, CASE NO.: 250203506
 IN MORTGAGE FORECLOSURE**

US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR LB-RANCH SERIES V TRUST, **Plaintiff** vs. HERBERT MARK CLAYTON, **Defendant**

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Herbert Mark Clayton at 1641 South 56th Street, Philadelphia, PA and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at **1641 South 56th Street, Philadelphia, PA 19143**, owned by Herbert Mark Clayton, scheduled to be sold at Sheriff's Sale on **April 7, 2026 at 10:00am**, prevailing time, will be sold at a public on-line auction conducted by Bid4Assets, at <https://www.bid4assets.com/philaforeclosures> (advance registration required), to enforce the court judgment of \$25,111.58, plus fees, costs and other charges obtained by US Bank Trust National Association as Trustee for LB-Ranch Series V Trust against Herbert Mark Clayton.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to US Bank Trust National Association as Trustee for LB-Ranch Series V Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Philadelphia County Lawyer Referral Service
 Philadelphia Bar Association
 1101 Market 11th Floor
 Philadelphia, PA 19107
 215-238-6333

2-23-1*

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Sheriff's Sale Notices for March 3, 2026

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 3, 2026 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM DST
Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each

SHERIFF'S SALE

property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,

ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY MARCH 3, 2026

SHERIFF'S SALE

2603-301

606 Hoffman Street 19148 39th Wd. 644 Sq. Ft. BRT#393009300 Improvements: Residential Property Subject To Mortgage HOLLOWAY REALTY II LLC CP June 2025 No. 493 \$382,285.01 Friedman Vartolo LLP

2603-302

1725 West Venango Street 19140 13th Wd. 1052 Sq. Ft. BRT#131007500 Improvements: Residential Property Subject To Mortgage CHARLES E. FLEMING AND ANNA KELLY FLEMING AND MARKEL K. SEGERS CP Oct. 2023 No. 597 \$35,360.43 Friedman Vartolo LLP

2603-303

5782 Haddington Lane 19151 4th Wd. 1252 Sq. Ft. BRT#43226000 Improvements: Residential Property Subject To Mortgage ACZ SPENCE ENTERPRISES LLC CP May 2025 No. 2429 \$214,294.42 Friedman Vartolo LLP

2603-304

6514 North Beechwood Street 19138 59th Wd. 1452 Sq. Ft. BRT#591025100 Improvements: Residential Property Subject To Mortgage DDH FUND LP CP Nov. 2024 No. 1489 \$191,666.50 Friedman Vartolo LLP

2603-305

103 East Walnut Park Drive 19120 61st Wd. 2208 Sq. Ft. BRT#611375200 Improvements: Residential Property Subject To Mortgage DDH FUND, LLP CP Nov. 2024 No. 1818 \$249,470.49 Friedman Vartolo LLP

2603-306

5636 Walton Avenue 19143 46th Wd. 900 Sq. Ft. BRT#463086200 Improvements: Residential Property Subject To Mortgage EVELYN CORNISH & SONS LLC CP June 2025 No. 2335 \$198,968.03 Friedman Vartolo LLP

2603-307

348 North Salford Street 19139 4th Wd. 900 Sq. Ft. BRT#42264300 Improvements: Residential Property Subject To Mortgage JKOONTZ INVESTMENT GROUP PLLC CP Aug. 2025 No. 78 \$136,200.48 Friedman Vartolo LLP

2603-308

1421 North 59th Street 19151 4th Wd. 1076 Sq. Ft. BRT#43174100 Improvements: Residential Property Subject To Mortgage RMB REALTY GROUP LLC CP March 2025 No. 868 \$168,101.46 Friedman Vartolo LLP

2603-309

2614 North 30th Street 19132 28th Wd. 985 Sq. Ft. BRT#282083000 Improvements: Residential Property Subject To Mortgage BOUJEE NURSE CLUB LLC CP May 2025 No. 3456 \$145,230.10 Friedman Vartolo LLP

2603-310

5614 Montrose Street 19143 46th Wd. 858 Sq. Ft. BRT#463142800 Improvements: Residential Property Subject To Mortgage JAHMAR J.R REAL ESTATE LLC, CP Aug. 2025 No. 743 \$195,845.84 Friedman Vartolo LLP

SHERIFF'S SALE

2603-311

5214 Heston Street 19131 52nd Wd. 1155 Sq. Ft. BRT#521036600 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP Sept. 2025 No. 1029 \$118,866.29 Friedman Vartolo LLP

2603-312

5160 Funston Street 19139 44th Wd. 960 Sq. Ft. BRT#441284400 Improvements: Residential Property Subject To Mortgage MMG INVESTMENTS LLC CP Sept. 2025 No. 1687 \$172,236.05 Friedman Vartolo LLP

2603-313

5424 Delancey Street 19143 60th Wd. 975 Sq. Ft. BRT#603081200 Improvements: Residential Property ERNEST BANKS, SOLELY IN HIS CAPACITY AS HEIR OF MARIAN BANKS, DECEASED AND LINDA DAVIS-BARKSDALE, SOLELY IN HER CAPACITY AS HEIR OF MARIAN BANKS, DECEASED AND TANYA BANKS, SOLELY IN HER CAPACITY AS HEIR OF MARIAN BANKS, DECEASED AND THE UNKNOWN HEIRS OF MARIAN BANKS, DECEASED CP March 2023 No. 129 \$138,980.42 Stern & Eisenberg, PC

2603-314

6047 West Oxford Street 19151 34th Wd. 2450 Sq. Ft. BRT#342098500 Improvements: Residential Property Subject To Mortgage WHOLESOME RENTALS, LLC CP Feb. 2025 No. 2903 \$391,373.54 Stern & Eisenberg, PC

2603-315

3021 North 4th Street 19133 19th Wd. 826 Sq. Ft. BRT#193093100 Improvements: Residential Property ANGELINA MALDONADO, KNOWN SURVIVING HEIR OF LYDIA QUINONES, MARGARET QUINONES AKA MARGARITA S. RIBOT AKA MARGARET RIBOT, KNOWN SURVIVING HEIR OF LYDIA QUINONES, AND UNKNOWN SURVIVING HEIRS OF LYDIA QUINONES CP July 2024 No. 2800 \$60,781.70 McCabe, Weisberg & Conway, LLC

2603-316

5224 Arbor Street 19120 42nd Wd. 1520 Sq. Ft. BRT#421387000 Improvements: Residential Property JUANITA P LEWIS AKA JUANI-TA LEWIS CP Dec. 2024 No. 1957 \$251,980.22 Stern & Eisenberg, PC

2603-317

1122 E Phil Ellena Street 19150 50th Wd. 1608 Sq. Ft. BRT#502353500 Improvements: Residential Property THE UNKNOWN HEIRS OF JAMES B. LYONS, DECEASED CP Oct. 2024 No. 1216 \$148,079.91 Stern & Eisenberg, PC

2603-318

4842 Levick Street 19135 41st Wd. 1267 Sq. Ft. BRT#411171300 Improvements: Residential Property DENISE ESPOSITO, SOLELY IN HER CAPACITY AS KNOWN HEIR OF DIANE D ESPOSITO, DECEASED AND NICHOLAS ESPOSITO, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF DIANE D ESPOSITO, DECEASED AND THE UNKNOWN HEIRS OF DIANE D ESPOSITO AND THE UNKNOWN HEIRS OF LISA ESPOSITO CP June 2024 No. 1435 \$74,302.18 Stern & Eisenberg, PC

SHERIFF'S SALE

2603-319

7215 Guyer Avenue 19153 40th Wd. 1244 Sq. Ft. BRT#404347600 Improvements: Residential Property RENEE CLARK AKA RENEE MORRIS AKA RENEE M. CLARK AND UNKNOWN HEIRS OF EDWARD JOHN MORRIS, JR., DECEASED CP Sept. 2023 No. 2522 \$134,168.09 Stern & Eisenberg, PC

2603-320

5845 Pemberton Street 19143 3rd Wd. 938 Sq. Ft. BRT#32154500 Improvements: Residential Property GARDEN PROPERTIES, LLC CP March 2025 No. 1301 \$149,967.42 Stern & Eisenberg, PC

2603-321

2069 West 65th Avenue 19138 17th Wd. 1630 Sq. Ft. BRT#171359900 Improvements: Residential Property ANNA M. TAYLOR CP May 2025 No. 2282 \$38,458.81 Stern & Eisenberg, PC

2603-322

929 Hancock Street 19123 5th Wd. 1480 Sq. Ft. BRT#57038400 Improvements: Residential Property Subject To Mortgage CHADWICK STULL SMITH CP March 2025 No. 1590 \$232,654.15 Brock & Scott, PLLC

2603-323

4620 Milnor Street 19137 45th Wd. 1900 Sq. Ft. BRT#453457000 Improvements: Residential Property JOHN CAMPBELL CP Feb. 2023 No. 1271 \$123,858.59 Brock & Scott, PLLC

2603-324

308 West Grange Avenue 19120 61st Wd. 2500 Sq. Ft. BRT#612062400 Improvements: Residential Property GREGORY N. ROWE IN HIS CAPACITY AS HEIR TO THE ESTATE OF GREGORY J. ROWE, DECEASED; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY J. ROWE, DECEASED CP March 2024 No. 2597 \$61,094.00 Brock & Scott, PLLC

2603-325

2207 West Oxford Street 19121 29th Wd. 1073 Sq. Ft. BRT#291224100 Improvements: Residential Property JERRY WILLIAMS AKA JERRY I. WILLIAMS CP Aug. 2025 No. 3260 \$106,431.14 Stern & Eisenberg, PC

2603-326

5524 West Thompson Street 19131 4th Wd. 1456 Sq. Ft. BRT#41093200 Improvements: Commercial GWA PROPERTIES, LLC AND SLATE PROPERTY MANAGEMENT GROUP, LLC CP May 2024 No. 946 \$74,399.31 Kivitz & Kivitz P.C

2603-327

5518 Belmar Street 19143 51st Wd. 1149 Sq. Ft. BRT#514102500 Improvements: Residential Property Subject To Mortgage KEVIN A. SMITH CP April 2025 No. 1178 \$59,095.79 Kivitz & Kivitz P.C

2603-328

4504 Kingsessing Avenue 19143 27th Wd. 2400 Sq. Ft. BRT#272094500 Improvements: Residential Property Subject To Mortgage JOHN ZACKARY GILBRIDGE WONDERLIN CP Sept. 2023 No. 373 \$624,866.77 Eckert Seamans Cherin & Mellott, LLC

SHERIFF'S SALE

2603-329

2037 Pierce Street 19145 36th Wd. 658 Sq. Ft. BRT#363150400 Improvements: Residential Property
2037 PIERCE STREET LLC; NARINDER KAUR CP Feb. 2025 No. 1027 \$222,821.63 Larocca Hornik Greenberg Kittredge Carlin & McPartland LLP

2603-330

5533 Bloyd Street 19138 12th Wd. 1281 Sq. Ft. BRT#122239600 Improvements: Residential Property
RAD DIVERSIFIED REIT INC. CP Dec. 2024 No. 2750 \$146,767.85 Padgett Law Group

2603-331

4458 Silverwood Street 19127 21st Wd. 1666 Sq. Ft. BRT#211236900 Improvements: Residential Property Subject To Mortgage
TRACY S. HARDY CP March 2025 No. 4127 \$283,773.64 Friedman Vartolo LLP

2603-332

5306 Angora Terrace 19143 51st Wd. 2267 Sq. Ft. BRT#511083400 Improvements: Residential Property
DDH FUND, LLC CP Jan. 2025 No. 78 \$182,170.08 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2603-333

5117 Parrish Street 19139 44th Wd. 1050 Sq. Ft. BRT#442005900 Improvements: Residential Property
TREENA MURPHY CP Aug. 2023 No. 2304 \$45,871.93 Stern & Eisenberg, PC

2603-334

6714 North 15th Street 19126 10th Wd. 1925 Sq. Ft. BRT#101018800 Improvements: Residential Property
HOLLIE MCINTOSH CP Aug. 2024 No. 2830 \$251,078.71 Stern & Eisenberg, PC

2603-335

7911 Rugby Street 19150 50th Wd. 1850 Sq. Ft. BRT#502096700 Improvements: Residential Property
ESTATE OF CHRISTOPHER LYONS, DECEASED MORTGAGOR/LAST RECORD OWNER AND DONALD LYONS, ADMINISTRATOR AND KNOWN HEIR OF CHRISTOPHER LYONS, DECEASED MORTGAGOR/LAST RECORD OWNER CP Oct. 2024 No. 1506 \$186,516.39 Emmanuel J. Argentieri, esq.

2603-336

2401 South 72nd Street 19142 40th Wd. 1136 Sq. Ft. BRT#404002800 Improvements: Residential Property
BERNARD FRANKLIN CP Dec. 2024 No. 2731 \$136,957.78 McCabe, Weisberg & Conway, LLC

2603-337

7343 Garman Street 19153 40th Wd. 1096 Sq. Ft. BRT#404305600 Improvements: Residential Property
ROBERT D. GEORIGI, JR SOLELY IN HIS CAPACITY AS HEIR OF SUSAN R. GEORIGI, DECEASED AND DONNA S. TAMBERELLA, SOLELY IN HER CAPACITY AS HEIR OF SUSAN R. GEORIGI, DECEASED AND CARIN ANN PORCHIS, SOLELY IN HER CAPACITY AS HEIR OF SUSAN R. GEORIGI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF SUSAN R. GEORIGI DECEASED CP March 2023 No. 953 \$26,143.33 Pressman, Doyle, Bloom, & York

2603-338

5212 North Marshall Street 19120 49th Wd. 1391 Sq. Ft. BRT#492117400 Improvements: Residential Property
MARIA B. ESPINAL CP July 2023 No. 170 \$55,702.17 Barley Snyder LLP

2603-339

5867 Kemble Avenue 19141 17th Wd. 1764 Sq. Ft. BRT#172321200 Improvements: Residential Property
CARLA BAPTISTE, CP June 2025 No. 1087 \$120,909.84 Barley Snyder LLP

SHERIFF'S SALE

2603-340

1865 North 25th Street 19121 32nd Wd. 910 Sq. Ft. BRT#322176000 Improvements: Residential Property
WILLIS JAMES ROUNDTREE A/K/A WILLIS ROUNDTREE CP June 2025 No. 2380 \$63,785.12 Ras Citron, LLC

2603-341

2628 North 22nd Street 19132 16th Wd. 938 Sq. Ft. BRT#162219600 Improvements: Residential Property
GIOVAN WILLIAMS CP July 2024 No. 386 \$60,051.65 The Law Office Of Gregory Javardian LLC

2603-342

938-40 Afton Street 19111 63rd Wd. 5000 Sq. Ft. BRT#631193900 Improvements: Residential Property
DIEP BA NGUYEN AND THAY DOAN CP March 2023 No. 2856 \$31,991.95 Law Office Of Gregory Javardian LLC

2603-343

1835 Dallas Street 19126 10th Wd. 1973 Sq. Ft. BRT#101291800 Improvements: Residential Property
ANTOINETTE M. CEPHAS AKA ANTOINETTE M. NELSON CP Nov. 2023 No. 2187 \$82,395.89 Law Office Of Gregory Javardian LLC

2603-344

5400 Wissahickon Avenue 19144 38th Wd. 720 Sq. Ft. BRT#383143724 Improvements: Residential Property Subject To Mortgage
KIRK G. WHITFIELD AND LEUTELIA SAMPSON-WHITFIELD CP Feb. 2024 No. 2321 \$110,792.09 Law Office Of Gregory Javardian LLC

2603-345

2525 North 17th Street 19132 16th Wd. 1044 Sq. Ft. BRT#161156400 Improvements: Residential Property
RELENTLESS DEVELOPMENT LLC AKA RELENTLESS DEVELOPMENT LLC, AS SOLE MEMBER AKA RELENTLESS DEVELOPMENT LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP May 2025 No. 2423 \$254,400.76 Stern & Eisenberg, PC

2603-346

220 North Simpson Street 19139 34th Wd. 900 Sq. Ft. BRT#343102700 Improvements: Residential Property Subject To Mortgage
DDH FUND, LP CP Nov. 2024 No. 43 \$153,483.04 Friedman Vartolo LLP

2603-347

5417 Gainor Road 19131 52nd Wd. 3125 Sq. Ft. BRT#522106000 Improvements: Residential Property
MATTHEW ALBERT STEWART JR. CP Jan. 2025 No. 15 \$319,388.73 KML Law Group, P.C.

2603-348

1829 Penfield Street 19126 10th Wd. 1113 Sq. Ft. BRT#101379700 Improvements: Residential Property Subject To Mortgage
JW CONSULTING SERVICES LLC CP May 2025 No. 3807 \$124,674.55 Friedman Vartolo LLP

2603-349

2636 Mole Street 19145 26th Wd. 672 Sq. Ft. BRT#261227100 Improvements: Residential Property
JOSEPH A. BERTINO CP June 2025 No. 425 \$18,056.36 Powers Kim, LLC

2603-350

5136 Ranstead Street 19139 60th Wd. 855 Sq. Ft. BRT#602021000 Improvements: Residential Property
5136 RANSTEAD STREET, LLC AND KATRINA CARR-THINNER CP July 2025 No. 1934 \$695,725.19 Powers Kim, LLC

2603-351

6415 North 20th Street 19138 17th Wd. 4000 Sq. Ft. BRT#172376900 Improve-

SHERIFF'S SALE

ments: Residential Property
CARA E. WILLIAMS-REEVES CP Jan. 2025 No. 144 \$213,632.12 Powers Kim, LLC

2603-352

3628 Newberry Road 19154 66th Wd. 2200 Sq. Ft. BRT#662525300 Improvements: Residential Property
SURA SALAH, AND DOHA SALAH, AND MOHAMMAD AHMED CP April 2024 No. 3365 \$255,249.77 Powers Kim, LLC

2603-353

1528 North 4th Street 19122 18th Wd. 1345 Sq. Ft. BRT#182233700 Improvements: Residential Property
JOSE L. BEDOLLA CP June 2025 No. 2435 \$420,381.96 Powers Kim, LLC

2603-354

12140 Aster Road 19154 66th Wd. 2444 Sq. Ft. BRT#663196600 Improvements: Residential Property
THE UNKNOWN HEIRS OF LORRAINE A. MILLER CP April 2024 No. 42 \$188,249.03 Stern & Eisenberg, PC

2603-355

5513 West Godfrey Avenue 19138 12th Wd. 855 Sq. Ft. BRT#122311900 Improvements: Residential Property
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MATTHEW L. BROWN A/K/A MATTIE LEONE BROWN, DECEASED CP Sept. 2025 No. 3017 \$80,192.43 The Law Office Of Gregory Javardian LLC

2603-356

6339 Chew Avenue 19138 22nd Wd. 1500 Sq. Ft. BRT#221258800 Improvements: Residential Property Subject To Mortgage
CLIFFORD INGRAM, IN HIS CAPACITY AS HEIR OF GRACE INGRAM A/K/A GRACE R. INGRAM AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER GRACE INGRAM A/K/A GRACE R. INGRAM CP Oct. 2024 No. 4042 \$149,244.21 Ras Citron, LLC

2603-357

2721 East Venango Street 19134 45th Wd. 882 Sq. Ft. BRT#451084900 Improvements: Residential Property Subject To Mortgage
LISA KAHUILA CP Nov. 2024 No. 140 \$285,729.47 Ras Citron, LLC

2603-358

5745 Arch Street 19139 4th Wd. 1493 Sq. Ft. BRT#42035800 Improvements: Residential Property
CRAIG COLEMAN, SR IN HIS CAPACITY AS HEIR OF ELWOOD B. COLEMAN AND TRACEY COLEMAN, IN HIS CAPACITY AS HEIR OF ELWOOD B. COLEMAN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELWOOD B. COLEMAN AND KIA R. EDWARDS IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ELWOOD B. COLEMAN, DECEASED AND CRAIG G. COLEMAN, JR, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ELWOOD B. COLEMAN, DECEASED CP Feb. 2020 No. 3596 \$150,503.53 Ras Citron, LLC

2603-359

2936 Belgrade Street 19134 25th Wd. 925 Sq. Ft. BRT#251347200 Improvements: Residential Property Subject To Mortgage
THOMAS JOHNSON A/K/A THOMAS J. JOHNSON CP June 2025 No. 955 \$133,993.36 Ras Citron, LLC

2603-360

2339 East Ann Street 19134 25th Wd.

SHERIFF'S SALE

965 Sq. Ft. BRT#251070600 Improvements: Residential Property Subject To Mortgage
D REALTY AQUISITION GROUP CP Sept. 2024 No. 112 \$206,157.19 Ras Citron, LLC

2603-361

6509 North 8th Street 19126 49th Wd. 12422 Sq. Ft. BRT#492129300 Improvements: Residential Property
M&J FINANCIAL AND REAL ESTATE SERVICES, LLC AND MARY AKINBORO CP Sept. 2023 No. 2440 \$494,270.74 Lms Legal Llc Iolita Client Trt Fnd

2603-362

2247 North Camac Street 19133 37th Wd. 1220 Sq. Ft. BRT#371248100 Improvements: Residential Property Subject To Mortgage
THE NORTH COMPANY LLC CP Sept. 2025 No. 576 \$433,603.96 Friedman Vartolo LLP

2603-363

1337 West Rush Street 19132 37th Wd. 780 Sq. Ft. BRT#372360300 Improvements: Residential Property Subject To Mortgage
L & F ENTERPRISE LLC CP Aug. 2025 No. 3120 \$218,984.05 Friedman Vartolo LLP

2603-364

6301 Cardiff Street 19149 62nd Wd. 2555 Sq. Ft. BRT#621572005 Improvements: Residential Property Subject To Mortgage
DDH FUND, LP, CP Sept. 2025 No. 720 \$91,704.06 Friedman Vartolo LLP

2603-365

2017 West Westmoreland Street 19140 11th Wd. 1575 Sq. Ft. BRT#112033500 Improvements: Residential Property Subject To Mortgage
KEYS & DEEDS HOLDING LLC CP Sept. 2025 No. 2437 \$253,050.43 Friedman Vartolo LLP

2603-366

6724 Woolston Avenue 19138 10th Wd. 1120 Sq. Ft. BRT#102405200 Improvements: Residential Property
GARFIELD EDWARDS CP July 2023 No. 88 \$122,857.76 KML Law Group, P.C.

2603-367

2400 West Cumberland Street 19132 28th Wd. 1744 Sq. Ft. BRT#281264100 Improvements: Residential Property
HOMER WIGGINS, CP Feb. 2025 No. 1706 \$118,818.16 Klehr Harrison Harvey Branzburg LLP

2603-368

7969 Thouron Avenue 19150 50th Wd. 2250 Sq. Ft. BRT#502171300 Improvements: Residential Property Subject To Mortgage
LEONARD LEACH, JR., IN HIS CAPACITY AS HEIR OF ALICE LEACH; AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ALICE LEACH CP May 2025 No. 2466 \$311,870.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2603-369

1409 West Pacific Street 19140 13th Wd. 800 Sq. Ft. BRT#131030300 Improvements: Residential Property Subject To Mortgage
JACKIE HUTTO CP June 2025 No. 1627 \$90,757.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2603-370

847 North 21st Street 19130 15th Wd. 1005 Sq. Ft. BRT#151121100 Improvements: Residential Property
SALVATORE E. TESTA; MARGARET A. TESTA CP June 2025 No. 2860 \$63,207.00 Brock & Scott, PLLC

SHERIFF'S SALE

2603-371

2201 Saint James Place 19103 8th Wd. 4680 Sq. Ft. BRT#82082201 Improvements: Residential Property
TED TYLER HAYS CP Jan. 2024 No. 3075 \$1,383,036.04 Brock & Scott, PLLC

2603-372

7227 Pittville Avenue 19126 10th Wd. 1360 Sq. Ft. BRT#101056400 Improvements: Residential Property Subject To Mortgage
HILDA BERRY A/K/A HILDA MARIE BERRY CP Nov. 2024 No. 1124 \$99,365.72 Pressman, Doyle, Bloom, & York

2603-373

241 West Oxford Street 19122 18th Wd. 490 Sq. Ft. BRT#182000010 Improvements: Residential Property
NINA M. SICHANI CP June 2025 No. 1108 \$369,609.67 KML Law Group, P.C.

2603-374

320 Gilham Street 19111 35th Wd. 2500 Sq. Ft. BRT#353073700 Improvements: Residential Property
RACHEL AGOSTO CP Feb. 2024 No. 1211 \$175,013.82 KML Law Group, P.C.

2603-375

278 East Penn Street 19144 12th Wd. 1603 Sq. Ft. BRT#121138000 Improvements: Residential Property
HYDEIA FAITH HUGHES CP Oct. 2024 No. 957 \$54,845.27 KML Law Group, P.C.

2603-376

11717 Stevens Road 19116 58th Wd. 3815 Sq. Ft. BRT#582576300 Improvements: Residential Property
ANN DIANTONIO SOLELY IN HER CAPACITY AS HEIR OF ANNA DIANTONIO AKA ANNA L. DIANTONIO, DECEASED; THE UNKNOWN HEIRS OF ANNA DIANTONIO AKA ANNA L. DIANTONIO, DECEASED CP Aug. 2024 No. 139 \$153,851.16 KML Law Group, P.C.

2603-377

9998 Gardenia Lane 19115 58th Wd. 14850 Sq. Ft. BRT#581215122 Improvements: Residential Property Subject To Mortgage
ELLEN J CALVANESE CP May 2025 No. 1341 \$299,155.84 KML Law Group, P.C.

2603-378

4356 Edgemont Street 19137 45th Wd. 1304 Sq. Ft. BRT#453243200 Improvements: Residential Property
JEFFREY CROCKETT AKA J. CROCKETT CP Sept. 2023 No. 739 \$193,724.29 KML Law Group, P.C.

2603-379

926 Fillmore Street 19124 23rd Wd. 5028 Sq. Ft. BRT#233038300 Improvements: Residential Property
MYRON BARRY BOBO JR. CP Dec. 2024 No. 2354 \$192,059.34 KML Law Group, P.C.

2603-380

4217 Markland Street 19124 33rd Wd. 1024 Sq. Ft. BRT#332503100 Improvements: Residential Property
MARGARET ANNE BRENTON CP Jan. 2025 No. 135 \$53,062.10 KML Law Group, P.C.

2603-381

3371 Almond Street 19134 45th Wd. 1286 Sq. Ft. BRT#451283900 Improvements: Residential Property
CHRISTOPHER HEENAN, CP June 2025 No. 536 \$162,045.67 The Manley Law Firm LLC

2603-382

2328 West Thompson Street 19121 29th Wd. 1080 Sq. Ft. BRT#291037400 Improvements: Residential Property
TAMMI MILLER, CP Oct. 2023 No. 879 \$99,813.84 The Manley Law Firm LLC

SHERIFF'S SALE

2603-383

1327 South Taylor Street 19146 36th Wd. 721 Sq. Ft. BRT#361389800 Improvements: Residential Property TOREAN GARDNER CP Oct. 2023 No. 410 \$216,604.88 KML Law Group, P.C.

2603-384

3245 North 6th Street 19140 19th Wd. 900 Sq. Ft. BRT#193180600 Improvements: Residential Property Subject To Mortgage PRESSING FORWARD LLC CP Sept. 2025 No. 601 \$228,593.69 Friedman Vartolo LLP

2603-385

1210-26 Buttonwood Street #503 19123 5th Wd. 1105 Sq. Ft. BRT#888035414 Improvements: Residential Property Subject To Mortgage TIMOTHY VINCENT GARDOCKI CP March 2024 No. 2422 \$365,175.30 Friedman Vartolo LLP

2603-386

5844 Osage Avenue 19143 60th Wd. 953 Sq. Ft. BRT#604186200 Improvements: Residential Property Subject To Mortgage REHOBOTH FIRST LLC, CP Oct. 2025 No. 1070 \$315,984.72 Friedman Vartolo LLP

2603-387

4242 Romain Street 19124 23rd Wd. 1196 Sq. Ft. BRT#232456800 Improvements: Residential Property Subject To Mortgage BCM REALTY INVESTMENT LLC CP Jan. 2025 No. 3484 \$192,295.44 Orlans Associates PC

2603-388

5411 Wynnefield Avenue 19131 52nd Wd. 5883 Sq. Ft. BRT#522186900 Improvements: Residential Property Subject To Mortgage CHARJAY LLC CP April 2024 No. 1564 \$683,627.82 Orlans Associates PC

2603-389

1943 Ashley Road 19138 10th Wd. 1260 Sq. Ft. BRT#101367800 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Sept. 2024 No. 1235 \$194,819.06 Hill Wallack LLP

2603-390

5919 Summer Street 19139 4th Wd. 975 Sq. Ft. BRT#42153600 Improvements: Residential Property J&S HOLDINGS LLC CP Aug. 2025 No. 3181 \$119,884.71 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2603-391

6134 Washington Avenue 19143 3rd Wd. 2310 Sq. Ft. BRT#33122200 Improvements: Residential Property THE COBBS CREEK PARKWAY LLC CP May 2025 No. 303 \$231,558.29. Weber Gallagher Simpson Stapleton Fires & Newby LLP

2603-392

4919 Hoopes Street 19139 44th Wd. 935 Sq. Ft. BRT#442040100 Improvements: Residential Property Subject To Mortgage UPTOWN HOUSING LLC CP Sept. 2024 No. 2349 \$169,186.07 Friedman Vartolo LLP

2603-393

2442 South Chadwick Street 19145 26th Wd. 768 Sq. Ft. BRT#261331200 Improvements: Residential Property Subject To Mortgage DAVID ABONYI, IN HIS CAPACITY AS HEIR OF ELAINE PRIMERANO AKA ELAINE N. PRIMERRANO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE PRIMERANO AKA ELAINE N. PRIMERRANO CP Feb. 2023 No. 670 \$196,253.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2603-393

2442 South Chadwick Street 19145 26th Wd. 768 Sq. Ft. BRT#261331200 Improvements: Residential Property Subject To Mortgage DAVID ABONYI, IN HIS CAPACITY AS HEIR OF ELAINE PRIMERANO AKA ELAINE N. PRIMERRANO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE PRIMERANO AKA ELAINE N. PRIMERRANO CP Feb. 2023 No. 670 \$196,253.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

SHERIFF'S SALE

2603-394

3144 Arbor Street 19134 7th Wd. 621 Sq. Ft. BRT#71458000 Improvements: Residential Property MARK MOSES CP April 2025 No. 3414 \$81,529.94 Powers Kim, LLC

2603-395

7331 Shellbourne Street 19111 63rd Wd. 6566 Sq. Ft. BRT#631099400 Improvements: Residential Property DARA FLEISCHMAN, AKA DARA N. HENRY, CP March 2025 No. 2483 \$186,272.12 Mdk Legal

2603-396

3725 North 17th Street 19140 13th Wd. 972 Sq. Ft. BRT#131214600 Improvements: Residential Property VICTORIA JUSTIN, CP May 2025 No. 3181 \$187,982.24 Mdk Legal

2603-397

644 Marlyn Road 19151 34th Wd. 1591 Sq. Ft. BRT#344277800 Improvements: Residential Property AMIRA THOMAS, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ROSELIND A. HARDY-THOMAS AKA ROSELIND HARDY THOMAS; UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ROSELIND A. HARDY-THOMAS AKA ROSELIND HARDY THOMAS CP Aug. 2025 No. 950 \$16,149.21 Mdk Legal

2603-398

1374 South Melville Street 19143 27th Wd. 1003 Sq. Ft. BRT#272160900 Improvements: Residential Property Subject To Mortgage ARNETA FITTIMON, IN HER CAPACITY AS CO ADMINISTRATOR AND HEIR OF THE ESTATE OF FAREED RAHIM AKA FAREED A. RAHIM; UTHMAN ABDUL RAHIM, IN HIS CAPACITY AS CO ADMINISTRATOR AND HEIR OF THE ESTATE OF FAREED RAHIM AKA FAREED A. RAHIM; GLORIA DARDEN, IN HER CAPACITY AS HEIR OF FAREED RAHIM AKA FAREED A. RAHIM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FAREED RAHIM AKA FAREED A. RAHIM; KALIDAVE LIMITED PARTNERSHIP CP Dec. 2022 No. 1963 \$100,673.54 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2603-399

1129 Slocum Street 19150 50th Wd. 1552 Sq. Ft. BRT#502396100 Improvements: Residential Property ALFRED T. LITTLE CP April 2022 No. 1596 \$307,102.13 Hladik Onorato & Federman LLP

2603-400

5624 Osage Avenue 19143 60th Wd. 953 Sq. Ft. BRT#604116100 Improvements: Residential Property GEORGE VEGNE AND THE BUSINESS LOUNGE LLC CP Oct. 2024 No. 3153 \$218,705.14 Hladik Onorato & Federman LLP

2603-401

10832 Modena Terrace 19154 66th Wd. 2462 Sq. Ft. BRT#662053900 Improvements: Residential Property BRIAN SCHRACK AKA BRIAN J. SCHRACK AND MARIA SCHRACK AKA MARIA A. SCHRACK, CP May 2025 No. 3314 \$155,630.16 Hladik Onorato & Federman LLP

2603-402

214 South 60th Street 19139 3rd Wd. 1230 Sq. Ft. BRT#31156400 Improvements: Commercial ZEPHANIAH BURROWS AKA ZEPHANIAH N. BURROWS AND WEST FILA PROPERTIES LLC CP Aug. 2025 No. 490 \$356,488.75 Hladik Onorato & Federman LLP

SHERIFF'S SALE

2603-403

606 North 43rd Street 19104 6th Wd. 2500 Sq. Ft. BRT#61283600 Improvements: Residential Property KION KITTRELS AND YERKES STREET ENTERPRISES LLC CP June 2025 No. 809 \$417,495.15 Hladik Onorato & Federman LLP

2603-404

5801-03 Germantown Avenue 19144 59th Wd. 11550 Sq. Ft. BRT#882067780 Improvements: Commercial DR. ALTHEA HANKINS AKA ALTHEA VERNICE HANKINS CP Sept. 2024 No. 445 \$740,629.80 Friedman, Schuman, Laysner, P.C.

2603-405

2240 North Orianna Street 19133 19th Wd. 760 Sq. Ft. BRT#191203101 Improvements: Residential Property Subject To Mortgage FLIPPING PHILA LLC AND T&M INVESTORS, LLC AND ALFRED T. MILLER, JR AND ARICA MILLER CP July 2025 No. 1488 \$138,135.56 Eisenberg, Gold & Agrawal, P.C.

2603-406

2030 East Lehigh Avenue 19125 31st Wd. 1111 Sq. Ft. BRT#314247700 Improvements: Residential Property RAD DIVERSIFIED REIT INC. CP Jan. 2025 No. 2676 \$140,672.11 Padgett Law Group

2603-407

4047 North 6th Street 19140 43rd Wd. 1050 Sq. Ft. BRT#433069100 Improvements: Residential Property RAD DIVERSIFIED REIT INC CP Jan. 2025 No. 2468 \$151,854.88 Padgett Law Group

2603-408

1759 North 61st Street 19151 34th Wd. 1230 Sq. Ft. BRT#342250000 Improvements: Residential Property PERCY R. BANKS CP May 2019 No. 780 \$154,918.71 Stern & Eisenberg, PC

2603-409

273 East Sharpnack Street 19119 22nd Wd. 893 Sq. Ft. BRT#221125400 Improvements: Residential Property Subject To Mortgage PFN ENTERPRISES CORPORATION CP Sept. 2024 No. 142 \$253,978.33 Weltman, Weinberg & Reis, Co. LPA

2603-410

7920 Loretto Avenue 19111 56th Wd. 2579 Sq. Ft. BRT#561187400 Improvements: Residential Property Subject To Mortgage CARL W. PFEFFER CP Nov. 2024 No. 1763 \$82,014.30 Leopold & Associates, PLLC

2603-411

6406 Dorcas Street 19111 53rd Wd. 3088 Sq. Ft. BRT#531199300 Improvements: Residential Property Subject To Mortgage GRIMILDA VIDACA FKA GRIMILDA TORRES CP July 2023 No. 1362 \$90,493.74 Leopold & Associates, PLLC

2603-412

1621 West Mentor Street 19141 18th Wd. 1040 Sq. Ft. BRT#132398500 Improvements: Residential Property KATRINA A. BRELL A/K/A KATRINA BRELL AND ROBERT WILLIS JR. CP Nov. 2024 No. 1088 \$141,914.86 Powers Kim, LLC

2603-413

5317 West Thompson Street 19131 44th Wd. 1550 Sq. Ft. BRT#442133000 Improvements: Residential Property LAKISHA SIMERRA BRUMSKILL A/K/A LAKISHA BRUMSKILL CP June 2023 No. 439 \$182,868.51 Powers Kim, LLC

2603-414

5742 Pentridge Street 19143 51st Wd. 1136 Sq. Ft. BRT#513240200 Improve-

SHERIFF'S SALE

ments: Residential Property SUPERVILLE INVESTMENTS LLC, CP Sept. 2025 No. 2532 \$203,714.76 Padgett Law Group

2603-415

5301 Belfield Avenue 19144 12th Wd. 1795 Sq. Ft. BRT#122158100 Improvements: Residential Property MK INDUSTRIES LLC, CP Sept. 2025 No. 605 \$168,503.12 Padgett Law Group

2603-416

1936 Bridge Street 19124 62nd Wd. 6000 Sq. Ft. BRT#622099320 Improvements: Residential Property WILLIEMAE E. MONTOGEMERY., CP Oct. 2024 No. 907 \$267,328.11 Padgett Law Group

2603-417

2248 East Monmouth Street 19134 25th Wd. 713 Sq. Ft. BRT#252125300 Improvements: Commercial BURLINGTON RAIL PROPERTIES, LLC CP Aug. 2025 No. 1029 \$194,029.23 Hill Wallack LLP

2603-418

1316 South Reese Street 19147 1st Wd. 731 Sq. Ft. BRT#11337800 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Oct. 2024 No. 3172 \$300,674.23 Hill Wallack LLP

2603-419

129 South Redfield Street 19139 3rd Wd. 1040 Sq. Ft. BRT#31133900 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Oct. 2024 No. 408 \$170,117.79 Hill Wallack LLP

2603-420

3056 Tulip Street 19134 25th Wd. 1371 Sq. Ft. BRT#252372600 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Oct. 2024 No. 412 \$173,352.77 James Rooney

2603-421

232 Ramsey Street 19139 44th Wd. 900 Sq. Ft. BRT#441105400 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Sept. 2024 No. 1259 \$111,374.09 Hill Wallack LLP

2603-422

3067 Chatham Street 19134 25th Wd. 1099 Sq. Ft. BRT#251405300 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Sept. 2024 No. 1251 \$192,784.86 Hill Wallack LLP

2603-423

2721 North 29th Street 19132 28th Wd. 930 Sq. Ft. BRT#281173000 Improvements: Residential Property 2721 N. 29TH LLC CP Sept. 2025 No. 1714 \$173,589.06 Hill Wallack LLP

2603-424

3759 North 15th Street 19140 13th Wd. 1328 Sq. Ft. BRT#131142900 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Oct. 2024 No. 2511 \$211,679.03 Hill Wallack LLP

2603-425

1703 Arlington Street 19121 32nd Wd. 1608 Sq. Ft. BRT#321145600 Improvements: Residential Property DDH FUND, LP CP Oct. 2024 No. 417 \$354,247.04 Hill Wallack LLP

2603-426

5520 Chew Avenue 19138 12th Wd. 1134 Sq. Ft. BRT#122222900 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP Oct. 2024 No. 401 \$108,351.21 Hill Wallack LLP

2603-427

5618 Media Street 19131 4th Wd. 918

SHERIFF'S SALE

Sq. Ft. BRT#43042700 Improvements: Residential Property Subject To Mortgage KOINONIA ENTERPRISES LLC CP April 2025 No. 2804 \$183,078.91 Orlans Law Group PLLC

2603-428

1715 Wallace Street Unit#201 19130 15th Wd. 1063 Sq. Ft. BRT#888151424 Improvements: Residential Property KEVIN BUCKNOR A/K/A KEVIN B. BUCKNOR CP May 2025 No. 2218 \$268,910.87 Parker McCay P.A.

2603-429

1909 South 21st Street 19145 48th Wd. 1110 Sq. Ft. BRT#481361600 Improvements: Residential Property FRANK L. WOODLEY, III CP April 2024 No. 260 \$33,955.53 Parker McCay P.A.

2603-430

819 South Percy Street 19147 2nd Wd. 416 Sq. Ft. BRT#22287700 Improvements: Residential Property RICHARD FRANCO, A/K/A RICHARD E. FRANCO CP May 2024 No. 1847 \$91,617.11 Mdk Legal

2603-431

6820 North Gratz Street 19126 10th Wd. 1608 Sq. Ft. BRT#101108400 Improvements: Residential Property WILLIAM HOLMES CP July 2018 No. 841 \$101,979.89 Brock & Scott, PLLC

2603-432

914 Clinton Street 19107 5th Wd. 1920 Sq. Ft. BRT#53011120 Improvements: Residential Property MICHAEL T. CONNOR AND LOUIS D. LANNI, JR. CP Sept. 2020 No. 935 \$1,658,951.67 Romano Garubo & Argenti

2603-433

3144 North Taylor Street 19132 38th Wd. 1350 Sq. Ft. BRT#381047200 Improvements: Residential Property JOHN E. RICKETTS CP Feb. 2025 No. 2990 \$118,691.35 Parker McCay P.A.

2603-434

1815 West Chew Avenue 19141 17th Wd. 1586 Sq. Ft. BRT#171104100 Improvements: Residential Property COLETTE WHITE, ADMINISTRATRIX OF THE ESTATE OF RICHARD LOUIS WHITE CP April 2022 No. 2240 \$136,990.03 McCabe, Weisberg & Conway, LLC

2603-435

6340 Calvert Street 19149 62nd Wd. 1088 Sq. Ft. BRT#621523100 Improvements: Residential Property AKRAM ALBAROUKI CP May 2025 No. 2551 \$17,786.60 McCabe, Weisberg & Conway, LLC

2603-436

2446 North 5th Street 19133 19th Wd. 1209 Sq. Ft. BRT#191316000 Improvements: Residential Property Subject To Mortgage PETER WALCOTT, KNOWN SURVIVING HEIR OF LOUISE WALCOTT; LISA JEFFERSON, KNOWN SURVIVING HEIR OF LOUISE WALCOTT; JENNIFER FURLOW, KNOWN SURVIVING HEIR OF LOUISE WALCOTT; PATRICK WALCOTT, KNOWN SURVIVING HEIR OF LOUISE WALCOTT; UNKNOWN SURVIVING HEIRS OF LOUISE WALCOTT CP Sept. 2024 No. 2403 \$37,266.45 McCabe, Weisberg & Conway, LLC

2603-437

5357 Lancaster Avenue 19131 52nd Wd. 31853 Sq. Ft. BRT#882000538 Improvements: Commercial Subject To Mortgage CHANGING LANES TRANSPORT LLC CP April 2025 No. 3367 \$440,311.02 Law Offices Of Shannon J. Posner, P.A.

2603-438

3301 Hartel Avenue 19136 64th Wd. 1088 Sq. Ft. BRT#642264600 Improve-

SHERIFF'S SALE

ments: Residential Property Subject To Mortgage
SHARON FEIST CP Feb. 2023 No. 523 \$145,256.34 Fein, Such, Kahn & Shepard, P.C.

2603-439

254 North Salford Street 19139 4th Wd. 822 Sq. Ft. BRT#42262000 Improvements: Residential Property Subject To Mortgage
MYAMZI MANAGEMENT & CONSULTING INC. CP Aug. 2025 No. 1947 \$203,295.68 Fein, Such, Kahn & Shepard, P.C.

2603-440

1316 South Capitol Street 19146 36th Wd. 784 Sq. Ft. BRT#361195100 Improvements: Residential Property
AJAH JONES, KNOWN HEIR OF JEANETTE COLEMAN, DECEASED AND SHANEL JONES, KNOWN HEIR OF JEANETTE COLEMAN, DECEASED AND SYMANTHA JONES, KNOWN HEIR OF JEANETTE COLEMAN, DECEASED AND GRANT COLEMAN, JR., KNOWN HEIR OF JEANETTE COLEMAN, DECEASED AND HANIF K. COLEMAN, KNOWN HEIR OF JEANETTE COLEMAN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEANETTE COLEMAN, DECEASED CP Feb. 2024 No. 791 \$82,472.59 LOGS Legal Group LLP

2603-441A

134 Gladstone Street 19148 39th Wd. 672 Sq. Ft. BRT#391137700 Improvements: Residential Property Subject To Mortgage
JACKSONJAMES LLC CP Sept. 2025 No. 3197 \$615,551.45 Friedman Vartolo LLP

2603-441B

123 Reed Street 19147 1st Wd. 497 Sq. Ft. BRT#11008500 Improvements: Residential Property Subject To Mortgage
JACKSONJAMES LLC CP Sept. 2025 No. 3197 \$615,551.45 Friedman Vartolo LLP

2603-442A

4401-4411 Walnut Street 19104 27th Wd. 17170 Sq. Ft. BRT#881121800 Improvements: Residential Property Subject To Mortgage Subject To Rents

SHERIFF'S SALE

WALNUT 44 LLC CP May 2025 No. 1581 \$18,884,218.95 Mccarter & English, LLP

2603-442B

4412-4414 Walnut Street 19104 27th Wd. 6600 Sq. Ft. BRT#881121035 Improvements: Residential Property Subject To Mortgage Subject To Rents
WALNUT 44 LLC CP May 2025 No. 1581 \$18,884,218.95 Mccarter & English, LLP

2603-442C

4416-4418 Walnut Street 19104 27th Wd. 6600 Sq. Ft. BRT#881121040 Improvements: Residential Property Subject To Mortgage Subject To Rents
WALNUT 44 LLC CP May 2025 No. 1581 \$18,884,218.95 Mccarter & English, LLP

2603-443A

4400-4402 Walnut Street 19104 27th Wd. 6600 Sq. Ft. BRT#881121041 Improvements: Residential Property Subject To Mortgage Subject To Rents
WALNUT 44 LLC CP May 2025 No. 1581 \$18,884,218.95 Mccarter & English, LLP

2603-443B

4404-4406 Walnut Street 19104 27th Wd. 6600 Sq. Ft. BRT#881121031 Improvements: Residential Property Subject To Mortgage Subject To Rents
WALNUT 44 LLC CP May 2025 No. 1581 \$18,884,218.95 Mccarter & English, LLP

2603-443C

4408-4410 Walnut Street 19104 27th Wd. 6600 Sq. Ft. BRT#881121032 Improvements: Residential Property Subject To Mortgage Subject To Rents
WALNUT 44 LLC CP May 2025 No. 1581 \$18,884,218.95 Mccarter & English, LLP

2603-444A

1506 Seybert Street 19121 47th Wd. 640 Sq. Ft. BRT#471076900 Improvements: Residential Property
TARIK NASIR AKA TARIK D. NASIR CP March 2021 No. 126 \$264,013.03 KML Law Group, P.C.

2603-444B

1508 Seybert Street 19121 47th Wd. 729 Sq. Ft. BRT#471077000 Improvements: Residential Property
TARIK NASIR AKA TARIK D. NASIR CP March 2021 No. 126 \$264,013.03 KML Law Group, P.C.

2603-445

SHERIFF'S SALE

2414 77th Avenue 19150 50th Wd. 2940 Sq. Ft. BRT#501419000 Improvements: Residential Property Subject To Mortgage
ROODY INCORPORATED A/K/A ROODY INCORPORATED INC., CP June 2025 No. 3076 \$263,012.76 Friedman Vartolo LLP

2603-446

52 Collom Street 19144 12th Wd. 1097 Sq. Ft. BRT#121062200 Improvements: Residential Property Subject To Mortgage
DDH FUND, LLC, CP Sept. 2025 No. 2066 \$194,379.80 Friedman Vartolo LLP

2603-447A

141 Apsley Street 19144 12th Wd. 1900 Sq. Ft. BRT#123006100 Improvements: Residential Property Subject To Mortgage
DDH FUND, LLC CP Sept. 2025 No. 1326 \$1,615,633.78 Friedman Vartolo LLP

2603-447B

2948 Cecil B Moore Avenue 19121 32nd Wd. 1040 Sq. Ft. BRT#324044300 Improvements: Residential Property Subject To Mortgage
DDH FUND, LLC CP Sept. 2025 No. 1326 \$1,615,633.78 Friedman Vartolo LLP

2603-447C

2603 West Seltzer Street 19132 28th Wd. 656 Sq. Ft. BRT#281425300 Improvements: Residential Property Subject To Mortgage
DDH FUND, LLC CP Sept. 2025 No. 1326 \$1,615,633.78 Friedman Vartolo LLP

2603-448A

94 East Ashmead Street 19144 12th Wd. 1010 Sq. Ft. BRT#121081600 Improvements: Residential Property Subject To Mortgage
RAD DIVERSIFIED REIT INC.; SUSAN INTORRE CP April 2025 No. 2414 \$527,678.99 Friedman Vartolo LLP

2603-448B

224 Dorset Street 19119 22nd Wd. 900 Sq. Ft. BRT#222017300 Improvements: Residential Property Subject To Mortgage
RAD DIVERSIFIED REIT INC.; SUSAN INTORRE CP April 2025 No. 2414 \$527,678.99 Friedman Vartolo LLP

2603-448C

5839 Crittenden Street 19138 59th Wd. 1082 Sq. Ft. BRT#591238700 Improvements: Residential Property Subject To Mortgage

SHERIFF'S SALE

RAD DIVERSIFIED REIT INC.; SUSAN INTORRE CP April 2025 No. 2414 \$527,678.99 Friedman Vartolo LLP

2603-449

305 Roselyn Street 19120 61st Wd. 1184 Sq. Ft. BRT#612187400 Improvements: Residential Property
LATOYA D. DILLARD A/K/A LATOYA DILLARD CP Feb. 2025 No. 962 \$86,869.10 Brock & Scott, PLLC

2603-450

6138 Grays Avenue 19142 40th Wd. 1740 Sq. Ft. BRT#402157700 Improvements: Residential Property
DEBRA MCDUFFIE A/K/A DEBORAH MCDUFFIE AND JASPER GOLATT CP Oct. 2017 No. 225 \$63,274.91 Brock & Scott, PLLC

2603-451

2515 North Bouvier Street 19132 16th Wd. 1046 Sq. Ft. BRT#161221800 Improvements: Residential Property Subject To Mortgage
JESHI REAL ESTATE 2 LLC CP May 2025 No. 2039 \$243,641.42 Fein, Such, Kahn & Shepard, P.C.

2603-452

1701 Fairmount Avenue 19130 15th Wd. 9715 Sq. Ft. BRT#881560523 Improvements: Commercial Subject To Rents
DAJ 1701 FAIRMOUNT PARTNERS LLC AND DAVID WAXMAN AND AARON SMITH CP Sept. 2025 No. 972 \$7,500,323.33 Fleck Eckert Klein McGarry LLC

2603-453

3802 Fairmount Avenue 19104 24th Wd. 2022 Sq. Ft. BRT#242124100 Improvements: Residential Property Subject To Mortgage
KING, ADAMS & STEVENS, LLC CP June 2025 No. 2128 \$83,449.95 Gingo Palumbo Law Group LLC

2603-454

1608 South Newkirk Street 19145 36th Wd. 680 Sq. Ft. BRT#364370800 Improvements: Residential Property
PERLA BEACH HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY CP June 2025 No. 1582 \$162,140.02 Stern & Eisenberg, PC

2603-455

2517-19 West Girard Avenue 19130

SHERIFF'S SALE

29th Wd. 2814 Sq. Ft. BRT#882935885 Improvements: Commercial Subject To Rents

2517 W. GIRARD LLC AND DAVID WAXMAN AND AARON SMITH CP Sept. 2025 No. 1083 \$728,579.07 Fleck Eckert Klein McGarry LLC

2603-456

2613 West Girard Avenue 19130 29th Wd. 2700 Sq. Ft. BRT#881070277 Improvements: Commercial Subject To Rents

2613-15 W GIRARD LLC AND DAVID WAXMAN AND AARON SMITH CP Sept. 2025 No. 1084 \$1,207,422.88 Fleck Eckert Klein McGarry LLC

2603-457

151 North Hobart Street 19139 4th Wd. 1037 Sq. Ft. BRT#42102300 Improvements: Residential Property Subject To Mortgage

MILITARY SERVICES LLC CP May 2025 No. 3066 \$121,912.73 Friedman Vartolo LLP

2603-458

5260 Jefferson Street 19131 52nd Wd. 1296 Sq. Ft. BRT#521028100 Improvements: Residential Property Subject To Mortgage

KS INVESTMENTS & ACQUISITIONS, LLC CP July 2025 No. 1749 \$172,659.83 Fein, Such, Kahn & Shepard, P.C.

2603-459

2052 West Hagert Street 19132 16th Wd. 798 Sq. Ft. BRT#162275100 Improvements: Residential Property Subject To Mortgage

SHAQUANA J. SULLIVAN CP Dec. 2024 No. 877 \$118,719.01 Fox Rothschild LLP

2603-460

806 Wynnewood Road 19151 34th Wd. 2710 Sq. Ft. BRT#344227700 Improvements: Residential Property Subject To Mortgage

SUPREME MARKETING GROUP, LLC DBA SUPREME MARKETING GROUP PLLC CP Nov. 2023 No. 799 \$402,091.73 Fein, Such, Kahn & Shepard, P.C.

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